



## Horsefair House

1-5 Horsefair Street, Leicester, LE1 5BP

**A range of office spaces available**

**To LET**

**£8psf base rent plus £3psf service charge**

**1,416 to 13,000 sq ft**  
(131.55 to 1,207.74 sq m)

- Flexible office accommodation
- Welfare facilities and kitchenettes provided
- Lift & stair access
- Offices are individually metered
- Available immediately
- Leicester City Centre location
- Offices are partially fitted out

# Horsefair House, 1-5 Horsefair Street, Leicester, LE1 5BP

## Summary

<b>Available Size</b>	1,416 to 13,000 sq ft
<b>Rent</b>	£8 per sq ft
<b>Business Rates</b>	Tenants responsible for their own rates payable and utilities
<b>Service Charge</b>	£3 per sq ft Including building insurance
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

Horsefair House offers a variety of functional office suites featuring a blend of open plan and private spaces with suspended ceilings, recessed lighting and carpeting throughout. Some offices benefit from fitted air conditioning units with both private welfare & kitchenette facilities, while others have access to communal amenities. The suites are accessible by both lift and staircase and include shared W/C facilities on each floor.

## Location

Horsefair House is situated on Horsefair Street and Market Place, in the centre of Leicester City.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
1st - Floor Office	2,124	197.33	£16,992 /annum	Available
2nd - Floor office	1,416	131.55	£11,328 /annum	Available
2nd - Floor office	1,569	145.76	£12,552 /annum	Available
4th - Floor office	2,136	198.44	£17,088 /annum	Available
4th - Floor office	1,946	180.79	£15,568 /annum	Available
5th - Floor office	3,735	346.99	£29,880 /annum	Available
<b>Total</b>	<b>12,926</b>	<b>1,200.86</b>		

## Terms

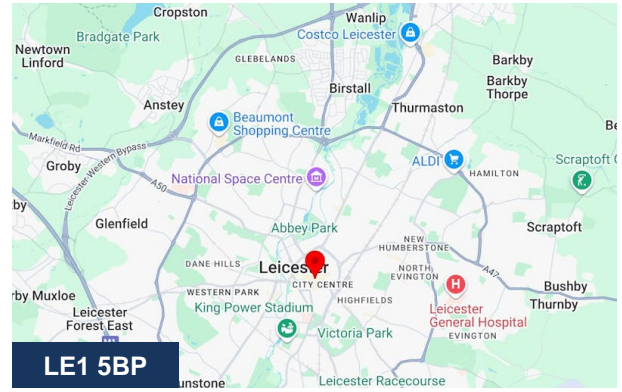
Offered for let on new fully repairing and insuring terms with lease lengths to be agreed and to include 3 yearly reviews - The rent will be £8 psft of the total space acquired +vat per annum. A deposit equal to 3-months rent will be required. Rent is paid quarterly in advance.

## Services

We are advised that all mains services are connected to the property with the exception of gas. These services have not been inspected or tested by the agent.

## Service charge

A service charge is applied for the maintenance of common areas and the provision of services to the building. The service charge is set at £3 per square foot and will include buildings insurance.



## Viewing & Further Information

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