



94 New Walk, Leicester, Leicestershire, LE1 7EA

2nd floor offices to let as a whole or may split and comprising a range of office space and store rooms with excellent views over the city centre and offering circa 1700 sq ft of space in total. Well positioned on New Walk within a 10 minute walk into the City Centre. The offices are set within an existing building of office space which is fully let to a range of office business and educational tenants. The space is offered on flexible terms with minimum 5 year lease agreements.

Location

Created in 1785, New Walk is lined with Regency, Victorian and contemporary commercial and residential buildings which are fronted with trees and supported by three grassed areas, a museum and art gallery and two churches. The offices are located midway along and nearly adjacent to one of the communal grassy areas. New Walk runs from the City Centre (Belvoir Street) and runs to the South East to De Montfort Square. Running parallel with the Main A6 London road and approximately 10 minutes from Leicester Railway Station at any point along the Walk.

Property Description

Located within a 3 storey office building and situated on the 2nd floor. The building has a communal buzzer and reception area (unmanned), with open garden space to the front. Shared w/c's on each floor.

Accommodation

2nd floor office space with reception area 20'4 x 9

Main Office 1 - 38'5 x 17'5

Office 2 - 17'6 x 20'5

Office 3 - 17'8 x 9'5

Meeting room 11'1 x 10'1

Server room 10 x 11'4

Store room 17'9 x 7'4

Amenities

Located on New Walk within 10 minute walk from the main city centre and 15 minutes from the main Highcross shopping centre, with a full range of branded shops, restaurants and bars.

Services

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

Service Charge

A communal service charge will be applicable, further information will be available on request. Service charge will be charged quarterly with the rent and apportioned landlords insurance.

Terms

Available on flexible lease terms, minimum 5 years. Guide rent £18,000 + VAT

A 3 months rent deposit will be required and rental will be charged quarterly in advance.

Rates

Each tenant to pay their own rates - for information contact Leicester City Council.

VAT

VAT will be charged on the agreed rental, service charges and insurance premium contribution.

Legal Costs

The incoming tenant will be expected to pay for the landlords reasonable incoming legal costs and a contribution of £1000 + VAT towards agents fees for arranging the lease.

Viewing

Viewing is strictly by prior appointment via the sole agents Moores Commercial Tel: 01664 431330 or via email office@moorescommercial.com

Parking

There is no parking allocated to the property. Public short and long term parking is available nearby.



Contact Details

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