

SECOND FLOOR OFFICE SUITE **TO LET**

Suite 19 The Crescent, King Street, Leicester, LE1 6RX



2,546 Sq Ft (236.52 Sq M)

£30,000 Per Annum Exclusive

- ▶ Premier office location with car parking available on site
- ▶ Located just off the inner ring road
- ▶ Grade II Listed Georgian character building
- ▶ New lease available

LOCATION

The Crescent is located on King Street by the junction with Princess Road West and Regent Road. King Street gives access to Welford Road and Market Street and the City Centre beyond. The inner ring road is approximately 0.2 of a mile, accessed via the junction with King Street and Regent Road.

The building offers excellent access to the City Centre and surround. The Train Station is .5 of a mile approx.

DESCRIPTION

The suite consists of a second floor office within the period building. Kitchen and W.C. facilities are available within the shared stairwell. The office benefits from Category 2 lights, carpets and a gas fired heating system.

Car parking is available on site.

CURRENT RATING ASSESSMENT

We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.

EPC

Energy Rating to be confirmed.

RENT

£30,000 Per Annum Exclusive.

LEASE TERMS

The office suite is available by way of a new effective full repairing and insuring lease on terms to be agreed.

VAT

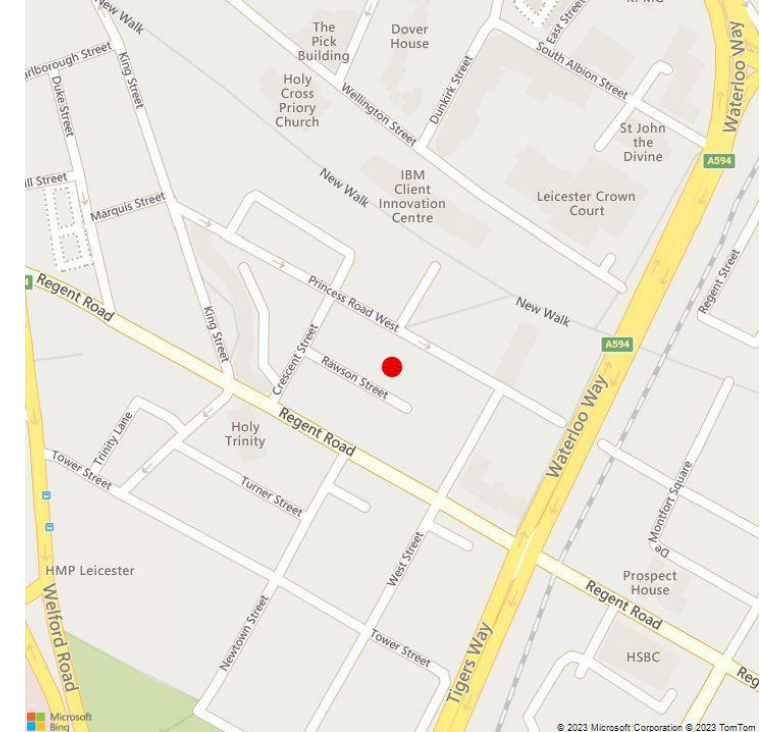
VAT is not payable on the rent and service charge.

SERVICE CHARGE

There is a service charge applicable on the premises. Further information can be obtained from the marketing agent.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.



VIEWING

Please get in touch to arrange a viewing.



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Will Shattock
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Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.