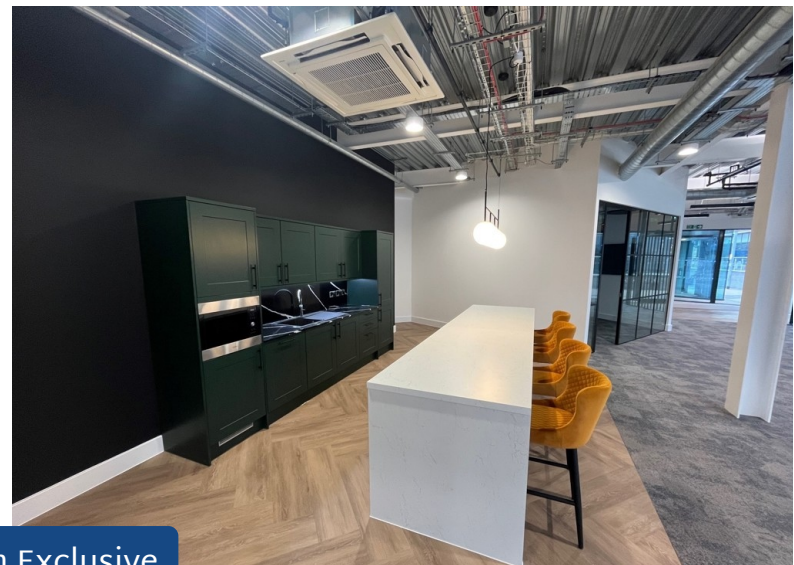


# GROUND FLOOR SUITE TO LET

No.1 Great Central Square, Vaughan Way, Leicester, Leicestershire, LE1 4JS



2,100 Sq Ft (195.09 Sq M)

£52,500 Per Annum Exclusive

- ▶ CAT A+ office fit-out
- ▶ Available for immediate occupation
- ▶ High prominent location
- ▶ Secure car parking

## LOCATION

No.1 Great Central Square occupies one of the most prominent positions in Leicester City. The building fronts the junction of the inner ring road and A50. The building offers excellent access to the City Centre with the benefit of a Super Highway crossing and access to J22 of the M1 to the north and J21 to the south.

## DESCRIPTION

Comprising a self-contained suite, the space is located on the ground floor of the newly constructed No.1 Great Central Square development. The unit offers occupiers excellent visibility to the inner ring road and Highcross Shopping Centre.

The accommodation benefits from a wealth of natural light, VRF air conditioning, Breeam rating 'good', raised access floors, LED lighting, contemporary kitchen and toilet facilities, secure parking and is available for immediate occupation.

## ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground Floor Suite	2,100	195.09
<b>Total</b>	<b>2,100</b>	<b>195.09</b>

All areas are quoted in accordance with the RICS Code of Measuring Practice

## CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council  
Rateable Value : £29,250

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

## SERVICES

All mains services are connected to the property.

## EPC

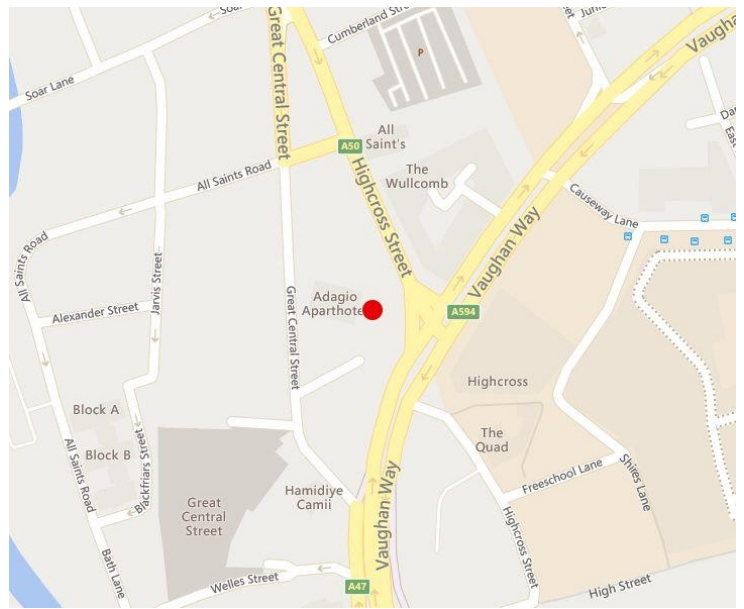
The property has an Energy Rating of B.  
The EPC will be valid until 21 November 2029.

## POSSESSION

Available immediately following completion of legal formalities.

## SERVICE CHARGE

There is a service charge payable and information can be obtained from the Agents.



## RENT

£52,500 Per Annum Exclusive

## LEASE TERMS

The property is available by way of a new lease, on an effective full repairing and insuring basis, for a term to be agreed.

## VAT

VAT will be payable on the transaction at the prevailing rate.

## LEGAL COSTS

Each party to pay their own legal costs in relation to this transaction.

## VIEWING

Please get in touch to arrange a viewing.



**Reg Pollock**

rp@appleicester.co.uk

0116 254 0382



**Will Shattock**

wjs@appleicester.co.uk

0116 254 0382

### 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.