

# CITY CENTRE OFFICES TO LET

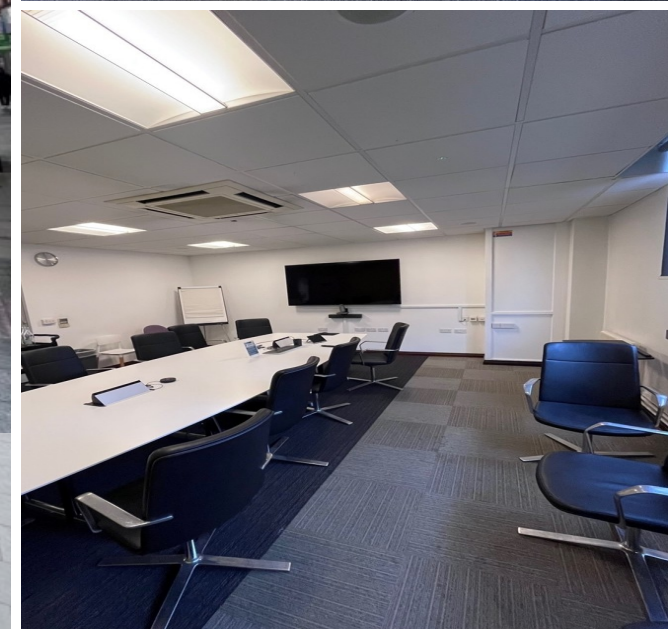
Halford House, 91 Charles Street, Leicester, Leicestershire, LE1 1HL



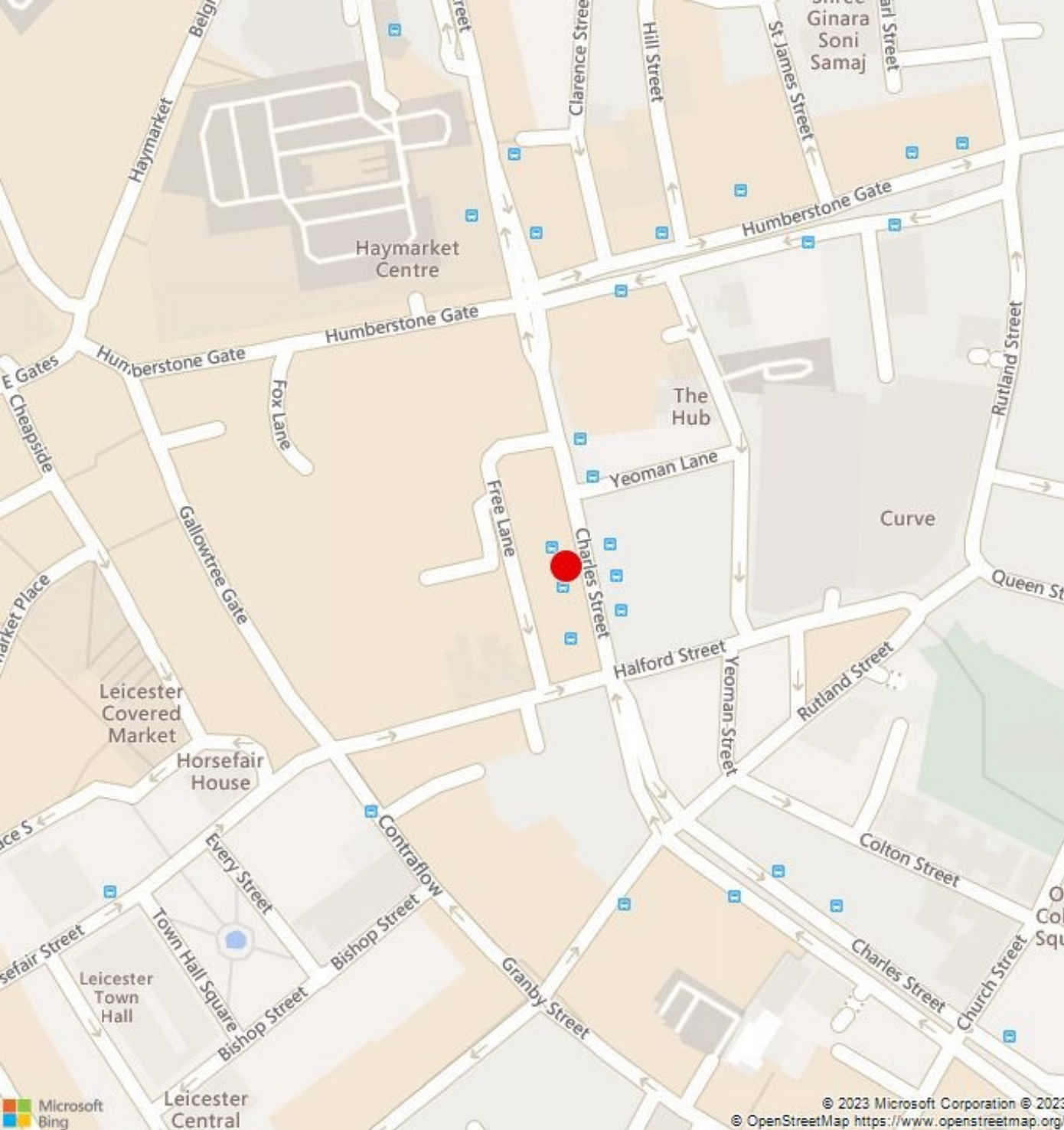
9,840 - 29,977 Sq Ft (914.14 - 2,784.86 Sq M)

Rent on Application

- ▶ Single floor plate or potential to split.
- ▶ City Centre Location
- ▶ 5 mins walking to Midland Mainline Rail Station
- ▶ CAT 2 lighting throughout







## LOCATION

The subject property occupies a prominent position, on the corner of Charles Street and Halford Street within the central core of Leicester and close proximity to the prime retail locations.

Charles Street offers excellent access to the inner ring road and superb connections to the City Centre. Connections to the M1 of J22 to the north and J21 to the south are easily accessed via the City's road infrastructure.

The property also occupies a prominent position, approximately 0.2 of a mile from both the Leicester Bus and Train Station

## DESCRIPTION

The suites offer occupiers excellent access to the City Centre and the surrounds in part of a multi tenanted building benefiting from the following specifications:

- \* Large open plan offices
- \* Suspended ceiling with recessed Cat 2 lighting
- \* Oil fired central heating
- \* Passenger lifts
- \* 3 wc's
- \* A series of small office/meeting rooms internally

The property is available on a floor to floor basis, but smaller suites over 4,500 sq.ft may be considered, subject to terms.

## ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Second Floor	9,840	914.14
Third Floor	9,840	914.14
Fourth Floor	9,749	905.68
Fifth Floor	548	50.91
Total	29,977	2,784.86

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

## CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council  
Rateable Value : £157,000

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.

## LEASE TERMS

The office suite is available by way of a sublet of the current Lease. More information can be obtained from the agents.

## EPC

Energy Rating to be confirmed.

## RENT

Rent on Application.

## VAT

VAT will be payable at the prevailing rate.

## SERVICE CHARGE

There is a service charge in place for the maintenance of the communal areas - further information can be obtained from the agents.

## LEGAL COSTS

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

## POSSESSION

Upon completion of legal formalities.

## VIEWING

Please get in touch to arrange a viewing.



**Reg Pollock**

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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.