

THIRD FLOOR OFFICE PREMISES TO LET

Third Floor, 78 - 80 Burleys Way, Leicester, LE1 3BD



2,723 Sq Ft (252.97 Sq M)

£21,750 per annum exclusive

- ▶ Well presented office accommodation
- ▶ Competitive rents
- ▶ On site parking
- ▶ Prominent location

LOCATION

The property is situated in a prominent position fronting Burleys Way which forms part of Leicester's Inner Ring Road. The City Centre and Highcross Shopping Centre are only a short walking distance.

There is convenient access to Junction 21 of the M1 (10 minutes drive) and the property is opposite Leicester City Bus Terminal and within easy walk of the Midland Mainline Railway Station.

DESCRIPTION

The accommodation forms part of a modern and imposing four storey office building with a ground floor reception area. The third floor comprises 2 large meeting rooms, with 3 smaller ancillary offices. The accommodation has been refurbished to include, carpets, suspended ceiling and air conditioning throughout, along with a fully fitted kitchen.

The property benefits from shared male and female toilets and a passenger lift and staircase to all floors. The property benefits from rear car parking spaces.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Third Floor Offices	2,723	252.97
Total	2,723	252.97

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

CURRENT RATING ASSESSMENT

Charging Authority: Leicester City Council
Rateable Value : £16,500

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

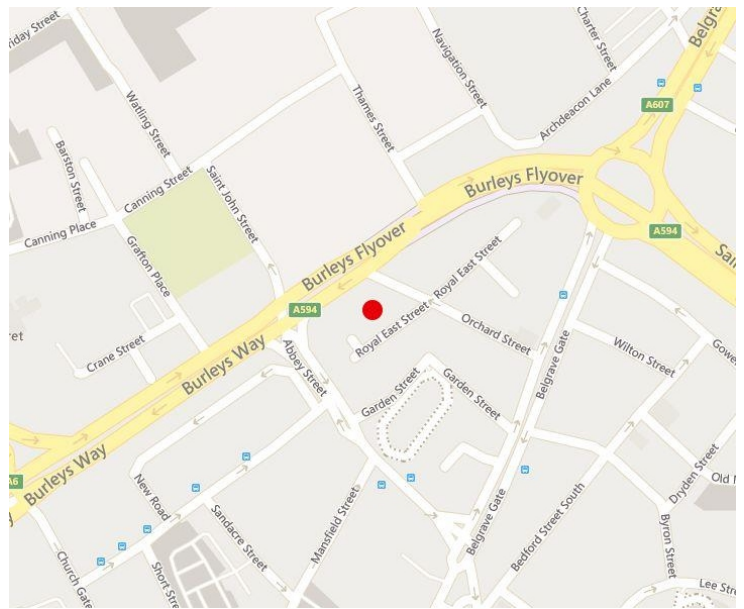
SERVICES

All mains services are connected to the property.

There is a gas central heating system providing radiators throughout.

EPC

The property has an Energy Rating of D.
The EPC will be valid until 03 June 2029.



RENT

£21,750 per annum exclusive.

LEASE TERMS

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

SERVICE CHARGE

A service charge is payable in respect of the repairs and maintenance of the exterior and common parts. Details can be obtained from the agents.

LEGAL COSTS

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

VIEWING

Please get in touch to arrange a viewing.



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Reg Pollock

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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.