



# Welford House.

POCKLINGTON'S WALK • LEICESTER • LE1 6BU

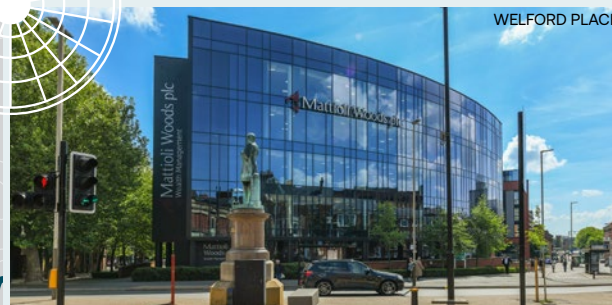
Prime City Centre Office/Retail  
**23,279 SQ.FT** (2,163 sq.m)

**FOR SALE OR TO LET**





Leicester is (43 miles) northeast of Birmingham, (31 miles) south of Nottingham and (100 miles) north of London with Leicester rail station providing a range of national services and journey times of circa 50 minutes to Birmingham, 29 minutes to Nottingham and 1 hour 6 minutes to London St Pancras.





## DESCRIPTION.

The property comprises a substantial city centre mixed use property formed of three constituent parts.



### Welford Place

Part of the ground floor of Welford House fronting Welford Place comprises a Tesco Express convenience store. The store occupies a prominent position on the corner of Welford Place and Pocklington's Walk with return frontage.

Tesco occupy by way of a 20 year lease from October 2010 at a passing rent of £61,782.80 p.a. which will be subject to a review in 2025. A copy of the lease can be obtained from the agents.

Part Ground Floor	Sq.m	Sq.ft
Ground floor	410.75	4,421
<b>Total Net Internal Area:</b>	<b>410.75</b>	<b>4,421</b>



### 32 Pocklington's Walk

Comprises an attractive 3 storey (plus basement) period office property which has been refurbished to a high standard to provide well-presented office accommodation. There is a staircase from the ground floor reception area leading to the first and second floors. The first floor comprises an open plan office layout whilst the second floor has a modern kitchen and 2no. individual offices created from glazed partitioning. Both floors have timber parquet flooring and benefit from w/c facilities. The basement has also been refurbished to provide further kitchen / wc and staff break out space.

Floor	Sq.m	Sq.ft
Ground floor	103.45	1,114
First floor	104.02	1,120
Second floor	108.16	1,164
Basement	34.77	374
<b>Total Net Internal Area:</b>	<b>315.63</b>	<b>3,398</b>

### 34 Pocklington's Walk

Comprises a part 2 and part 3 storey (plus basement) period office building which was comprehensively refurbished in 2015. The property is accessed from Pocklington's Walk leading to a large attractive glass atrium reception area, which maintains original building features and provides a series of meeting rooms / co-working spaces along with more cellular offices and staff facilities.

The first floor is accessed via an open staircase from the reception area provided modern open plan office environment which is arranged around the atrium. Internally the building benefits from 2 x personnel lifts. The offices are well presented and benefit from raised access floors throughout. The second and third floors are situated above the Tesco Express fronting Welford Place and provide further open plan well-presented office accommodation.

The basement has been refurbished to a high standard to provide a large kitchen, break out space and staff facilities together with a large file storage room.

Floor	Sq.m	Sq.ft
Ground floor	351.85	3,787
First floor	555.1	5,975
Second floor	262.6	2,827
Third floor	268.4	2,889
Basement	506.9	5,456
<b>Total Net Internal Area:</b>	<b>1,437.95</b>	<b>15,478</b>





## RENT/PRICE.

Price and rent upon application from the agents.

## TENURE.

The office accommodation is available by way of a new Full Repairing & Insuring lease as a whole or in part.

Alternatively the whole of the building is available by way of a Freehold disposal.

## VAT.

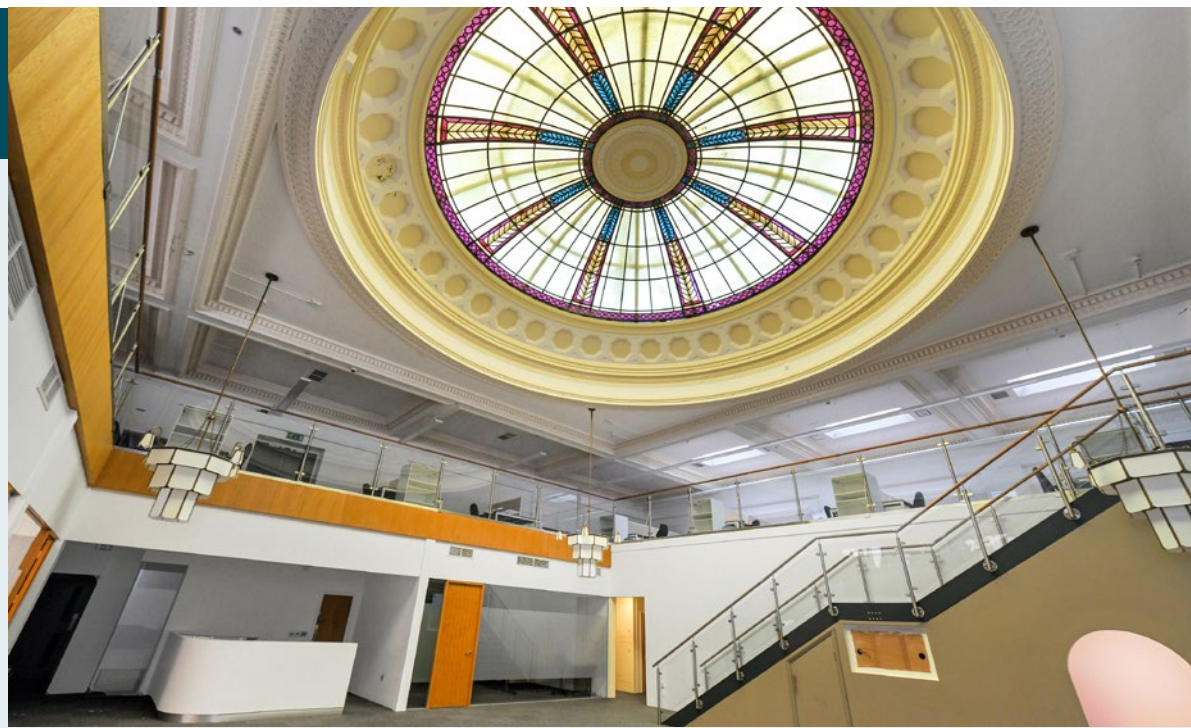
To be confirmed.

## MONEY LAUNDERING REGULATIONS.

In accordance with the Money Laundering Regulations, the purchaser/tenant will be required to provide proof of identity, address and funding prior to an offer being accepted and solicitors being instructed.

## ENERGY PERFORMANCE CERTIFICATE.

32 Pocklington's Walk – D  
34 Pocklington's Walk – D  
Tesco Welford Place – C



**Welford House.**



## CONTACT.

Strictly by appointment through the sole agents:

### 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. June 2025.

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