

NO.1 BEDE ISLAND

LEICESTER • LE2 7EA

GRADE A OFFICES

21,737 sq.ft with 76 parking spaces

FOR SALE

(Potential opportunity
for sale and leaseback)

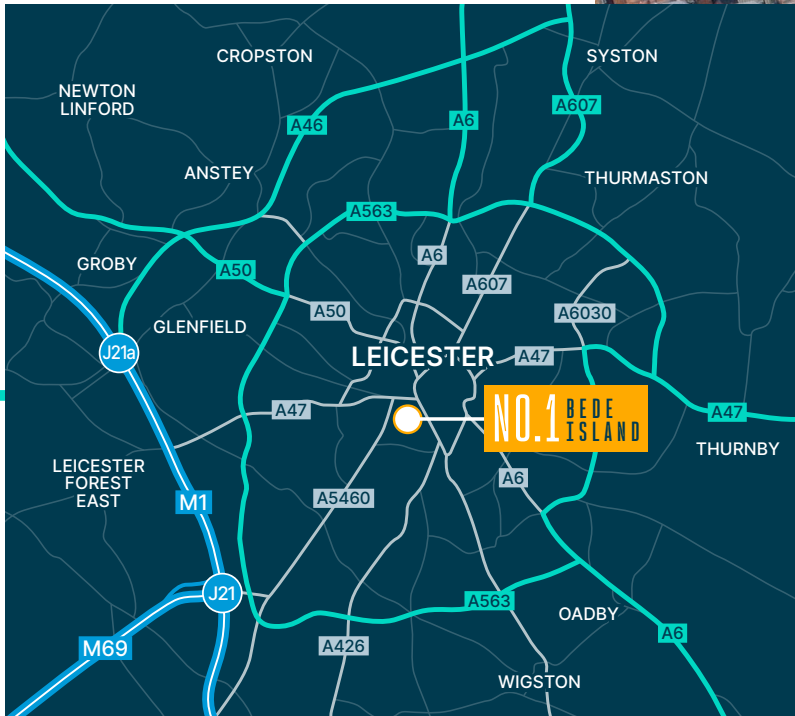


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LEICESTER
LE2 7EA



LOCATION & SITUATION

No.1 Bede Island occupies a superb location on the southwestern fringe of Leicester City in close proximity to De Montfort University & Leicester Royal Infirmary. It is located within a short walking distance of the Highcross Shopping Centre and Leicester's Cathedral Quarter. Local occupiers include HSBC, HM Land Registry, Riverside Group and PA Housing.

Bede Island is easily accessed off the A47 and A5460 which leads directly to the M1/M69, providing ease of access for commuters. The offices are also conveniently situated on a number of central bus routes. It is also well served by cycle and riverside footpaths providing picturesque and traffic free routes in and out of the City.

THE PROPERTY

An impressive modern office building arranged over ground, first and second floors with a separate plantroom and storage in the loft space.



Open plan
floor
plates



Raised
access
floors



Mechanical
ventilation providing
heating and cooling



Suspended
ceiling with
LED lighting



Centralised
main core



2 x 8 person
passenger lifts



Shower and
WC facilities



Breakout and
kitchen facilities



76 secure
parking spaces

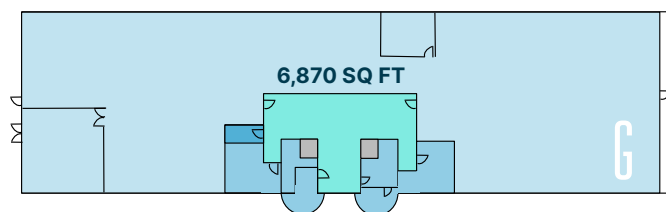
ACCOMMODATION

	SQ M	SQ FT
Ground Floor	638	6,870
First Floor	688	7,405
Second Floor	694	7,462
Total	2,020	21,737

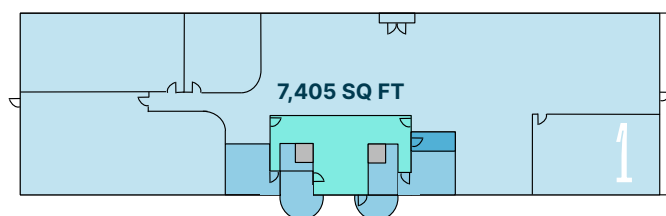
Site area: 1.2 acres.



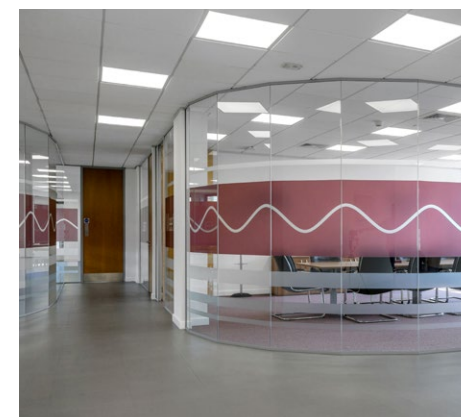
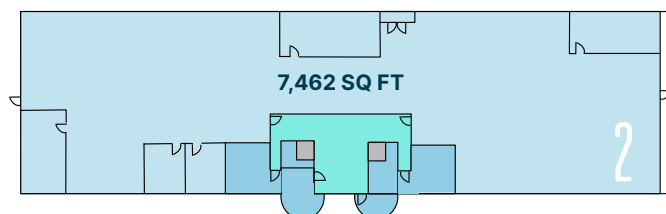
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





CONTACT

Strictly by appointment through
the sole agents:

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FURTHER INFORMATION

BUSINESS RATE

The current rateable value is £233,000.

PROPOSAL

The property is available with vacant possession on the whole, or consideration will be given to an investment sale and leaseback with the current occupiers Newtons4th Limited* remaining as tenant on terms to be agreed. Details and price are available on application from the agents.

EPC

EPC Rating C (53).

LEGAL FEES

Each party to bear their own costs.

MONEY LAUNDERING REGULATIONS

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