

# SELF CONTAINED OFFICE SUITE TO LET

Peppercorn House, 5 Upper King Street, Leicester, LE1 6XF



400 - 450 Sq Ft (37.16 - 41.8 Sq M)

£500.00 per calendar month, inclusive of rates and bills

- ▶ City centre location
- ▶ Flexible lease terms
- ▶ Attractive office premises
- ▶ 10 minutes walk to Midland Mainline station

## LOCATION

The property is situated just off Regent Road, within Leicester's prime professional district.

The property provides excellent access to Leicester city centre and is less than 100 metres from the Inner Ring Road (Welford Road).

The office also offers close proximity to the University Campuses and the Royal Infirmary.

## DESCRIPTION

Peppercorn House is an expressive period building with well presented offices at ground floor level. The subject suite within Peppercorn House is a self contained office, benefiting from a shared w.c. and kitchen facilities.

Secure parking may be available by separate negotiation.

## EPC

The property has an Energy Rating of E.  
The EPC will be valid until 13 December 2028.

## TENURE

The property is available of flexible lease terms.

## RENT

£500.00 per calendar month, inclusive of rates and bills

## VAT

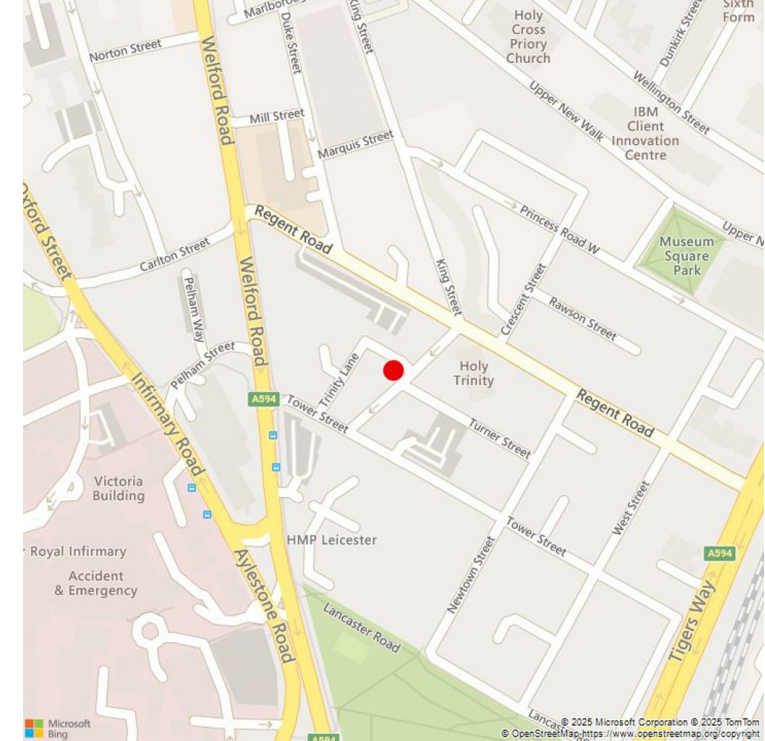
We understand that VAT will be applicable on the rent.

## LEGAL COSTS

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

## PLANNING

We understand that the property has an established use for offices, conforming to Use Class E (commercial, business and services) of the Town & Country Planning (Use Classes) Order 1987.



## VIEWING

Please get in touch to arrange a viewing.



**Reg Pollock**

rp@apbleicester.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.