

# PRIME CITY CENTRE OFFICE TO LET

32, Pocklingtons Walk, Leicester, LE1 6BU



1,114 - 3,398 Sq Ft (103.49 - 315.67 Sq M)

Rent on Application

- ▶ Heart of the city
- ▶ Open Plan Office
- ▶ 3 storey plus basement
- ▶ Timber Parquet Flooring



## LOCATION

Welford House is located in the heart of the city, which is the second largest city in the East Midlands with an urban population of circa 368,581 (2021 Census). Leicester offers a vibrant culture with a mix of bars/restaurants, state of the art venues such as The Curve Theatre in the vibrant Cultural Quarter alongside it being home to the National Space Centre and renowned museums and galleries. The city also benefits from the Highcross Shopping Centre with occupiers such as Zara, John Lewis, Apple, The North Face and Goldsmith to name a few.

The city benefits from two top class universities alongside, Leicester Tigers and Leicester City.

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 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.

## EPC

The property has an Energy Rating of D  
The EPC will be valid until 25 Oct 2032

## TENURE

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

## RENT

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## LEASE TERMS

The property is available by way of a full repairing and insuring lease for a term of years to be agreed.

## VAT

To be confirmed.

## ANTI MONEY LAUNDERING

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.

## VIEWING

Please get in touch to arrange a viewing.



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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.