

phillips sutton

Niche Commercial Property Agents



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14 Francis Street, Stoneygate,
Leicester LE2 2BD

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Modern City Centre Office Accommodation

Pegasus House

17 Burleys Way, Leicester LE1 3BH

TO LET

KEY FEATURES



Prominent Frontage



Leicester's Inner Ring Road System



Good Quality Modern Offices



Secure Car Parking Available



City Centre Location



Rent: £11 per sq ft



Total NIA: 6,046 – 24,184 Sq Ft



LOCATION :

The premises are located on the north west side of Burleys Way (A594) in Leicester which forms part of the inner ring road system, providing easy access around the city and having the benefit of excellent transport links. Amenities are plentiful with the city centre within walking distance, offering restaurants, cafes, bars and popular retailing options such as the Highcross Shopping Centre. Additionally, the premises has the benefit of regular bus routes and the mainline railway station situated within walking distance.

DESCRIPTION :

The premises comprises a five storey building providing high quality modern office accommodation throughout. Internally, the premises has been laid out to provide flexible office accommodation together with welfare facilities and ancillary storage. The building has undergone extensive refurbishment works and have the benefit of a passenger lift to all floors and a good quality specification comprising open plan layouts, suspended ceilings with inset led lighting, perimeter wired trunking, comfort cooling and securely gated and fenced on-site car parking.

CONTACT:



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UNREPRESENTED PARTIES:

Unrepresented parties are advised to seek professional advice from an RICS member or other property professional and read the RICS Code for Leasing Business Premises 2020 together with its supplemental guide.

PREMISES:

	AREA SQFT	AREA SQM
GROUND FLOOR	6,046	561.69
FIRST FLOOR	6,046	561.69
SECOND FLOOR	LET	LET
THIRD FLOOR	6,046	561.69
FOURTH FLOOR	6,046	561.69
TOTAL	24,184	2,246.76

TENURE:

The premises are available on a new effective fully repairing lease for a term of years to be agreed.

RENT:

£11 per sq ft

RATEABLE VALUE:

The premises are to be re-assessed for rating purposes.

SERVICE CHARGE:

There is a service charge for the maintenance and upkeep of the common areas.

SERVICES:

All mains serviced are connected to the premises, save for gas.

PLANNING:

We understand the premises has authorised use from the Local Planning Authority under Class E Office Use of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

VAT:

VAT is payable at the prevailing rate.

LEGAL COST:

Each party is to bear their own costs incurred.



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