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A 14 Francis Street, Stoneygate, Leicester LE2 2BD
26a Ganton Street, London W1F 7QZ



Pegasus House 17 Burleys Way, Leicester, LE1 3BH

TO LET

Various Sizes Available

- Newly Refurbished Office Suites
- Open Plan Accommodation
- Air Conditioning
- Suspended Ceilings
- Perimeter Trunking
- Upgraded Common Areas
- Men's and Women's WCs
- Onsite Car Parking

LOCATION:

Pegasus House is located on the A594 Burleys Way (Leicester inner ring road) and benefits from excellent frontage onto the busy dual carriageway. The property is a short walk from nearby amenities which can be found at the Highcross Shopping Centre. The location benefits from excellent road links, with the A50 within a mile, and J22 of the M1 Motorway within a 20 minute drive. St Margaret's Bus Station is located opposite to the building with Leicester Railway Station within a 15 minute walk away.

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DESCRIPTION:

The building is set over four floors offering modern, open plan office space. The refurbished suites will benefit from new carpeting, redecoration, suspended ceilings, recessed lighting, perimeter trunking and air-conditioning. The building features men's and women's WCs on each floor, two passenger lifts and onsite car parking to the rear at an additional cost.

PREMISES:

	<i>Size (sqft)</i>	<i>Size (sqm)</i>	<i>Rent Per Annum</i>
<i>First Floor</i>	6,045.54	561.65	£60,455
<i>Ground Suite One</i>	1,959.00	182.00	£19,590

TENURE:

The offices are available on new FRI leases on terms to be agreed

VAT:	VAT will be charged at the prevailing rate unless otherwise stated	SERVICE CHARGE:	To be confirmed
EPC:	Available upon request.	RATEABLE VALUE:	To be confirmed
VIEWING:	Strictly by appointment only	LEGAL COSTS:	Each party will be responsible for their own legal costs incurred in the transaction.

CONTACT:



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