



## Premier House 29 Rutland Street, Leicester, LE1 1RE

### TO LET

#### Third Floor

**Size:** 3,578.00 sqft (332.41 sqm) | **Rent:** £48,303 Per Annum | **Video:**

- Modern, self-contained suite
- Suspended ceiling
- Recessed lighting
- Air-Conditioning
- Men's and Women's WC
- Grade II listed building
- Located in Cultural Quarter

#### LOCATION:

The property is located West of Leicester's iconic Curve Theatre on the corner of Rutland Street and Colton Street within the Cultural Quarter of Leicester City Centre. The location benefits from good travel links with Leicester Railway Station and Charles Street bus station both within a short walking distance. There is a large multi-story NCP car park located on Rutland Street adjacent to the property.



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## Premier House 29 Rutland Street, Leicester, LE1 1RE

### DESCRIPTION:

Modern, self-contained third floor office suite within Grade II listed building. The suite benefits from mixture of open land and cellular fit-out, suspended ceiling, recessed lighting, air-conditioning, break out area and WCs. The property benefits from passenger lift and secure 24 hour access.

### FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Floor Area	3,578.00	332.41
<b>TOTAL</b>	<b>3,578.00 sqft</b>	<b>332.41 sqm</b>

### TENURE:

The office suites are available on new leasehold terms to be agreed

**RENT:** £48,303 Per Annum

**SERVICE CHARGE:** A service charge will be applicable for the upkeep and maintenance of the common areas of the property

**VAT:** If VAT is applicable it will be charged at the prevailing rate

**RATEABLE VALUE:** To be confirmed

**EPC:** Available upon request.

**LEGAL COSTS:** Each party will be responsible for their own legal costs incurred in the transaction.

### CONTACT:



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