

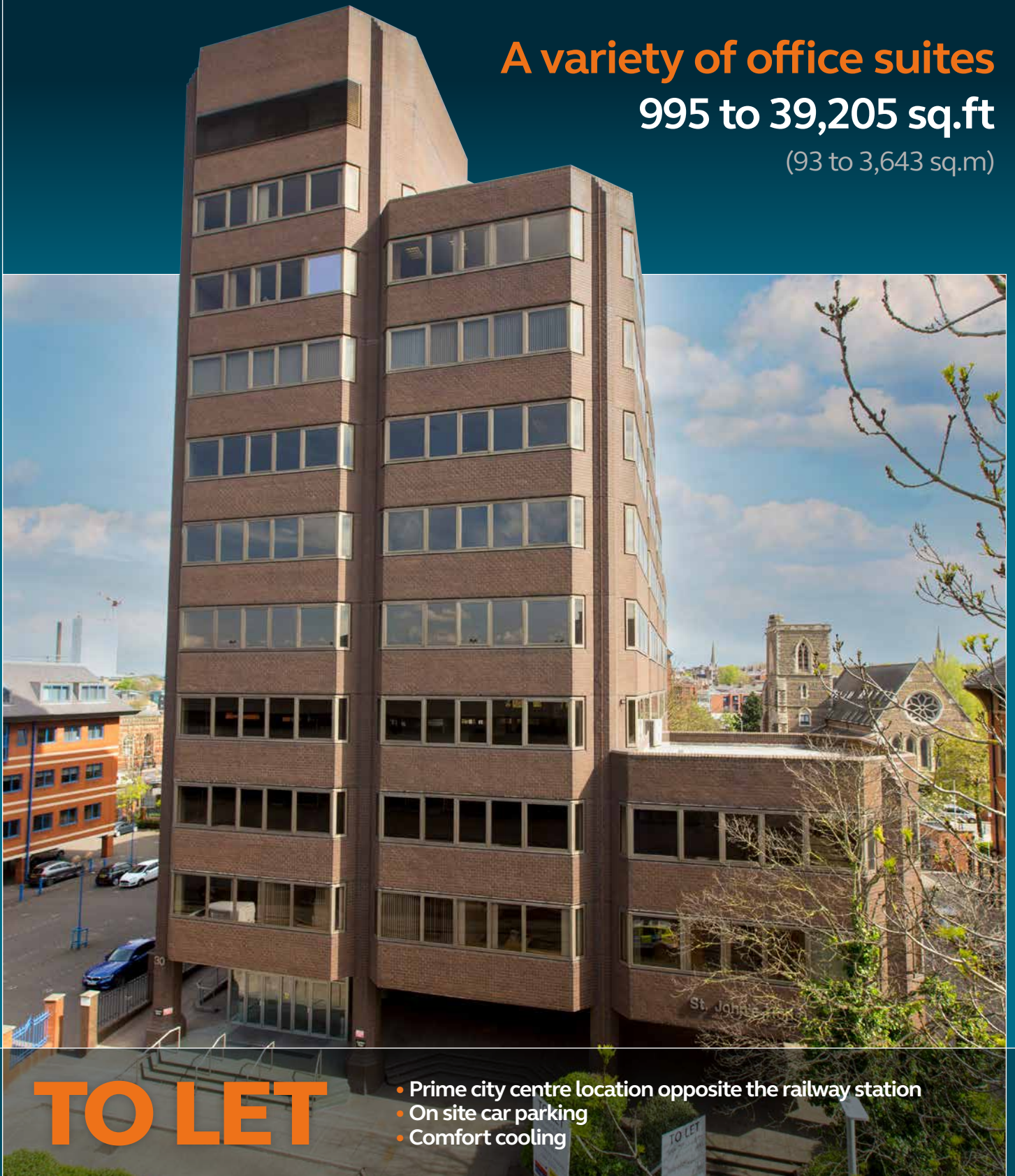
ST. JOHN'S HOUSE

30 EAST STREET • LEICESTER • LE1 6NB

A variety of office suites

995 to 39,205 sq.ft

(93 to 3,643 sq.m)




TO LET

- Prime city centre location opposite the railway station
- On site car parking
- Comfort cooling

LOCATION

St John's House is situated at the corner of East Street and South Albion Street within the prime office core of the professional office district. It is ideally situated close to the city centre and main railway station.

 [Click here for Google Map](#)

DESCRIPTION

St John's House comprises a high profile multi-let office building accessed via a modern entrance foyer with commissionaire service and disabled access ramp off the frontage.

A variety of suites are available within the building that are either refurbished or can be, subject to a tenant's individual specification. The office suites and building generally benefits from the following specifications:

- Fully carpeted
- On site commissionaire
- Suspended ceilings with LED lighting
- DDA compliant
- Comfort cooling
- Secure on site car parking by separate negotiation
- Perimeter trunking
- NCP opposite

ACCOMMODATION

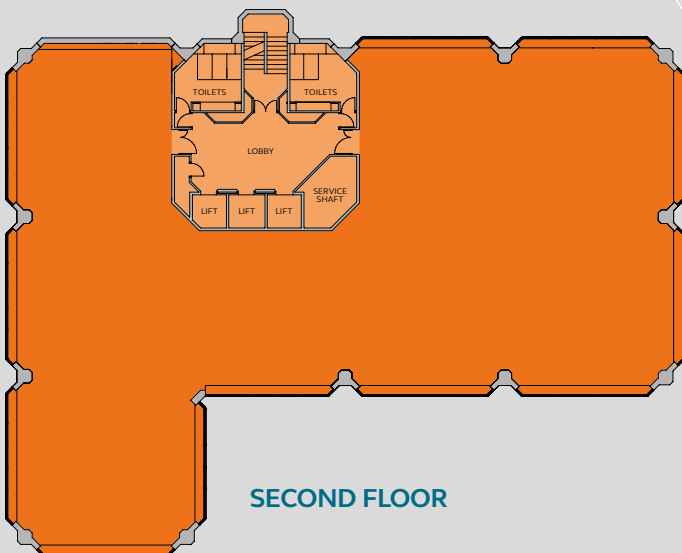
The available suites within the building are outlined below:

Suite	Size (Sq Ft)	Size (Sq M)
Suite 1 Ground Floor	1,774	164.81
Suite 2 Ground Floor	2,014	187.11
Second Floor	6,889	640.01
Third Floor	6,013	558.63
Fourth Floor	6,013	558.63
Suite 1 Fifth Floor	1,707	158.59
Suite 2 Fifth Floor	1,656	153.85
Suite 3 Fifth Floor	2,642	245.45
Sixth Floor	5,141	477.62
Seventh Floor	4,361	405.15
Ninth Floor	995	92.43
Total	39,205	3,642.28

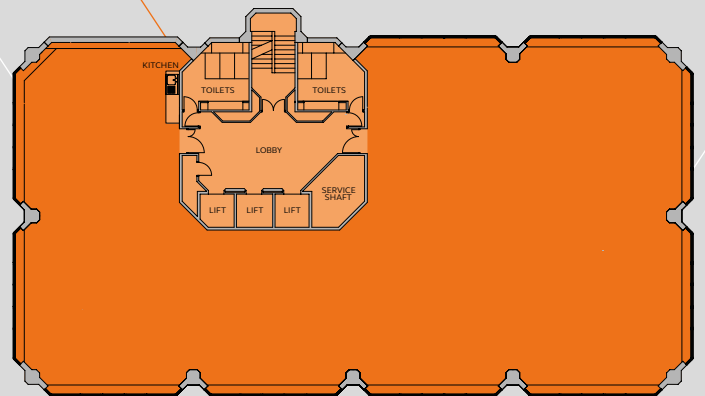




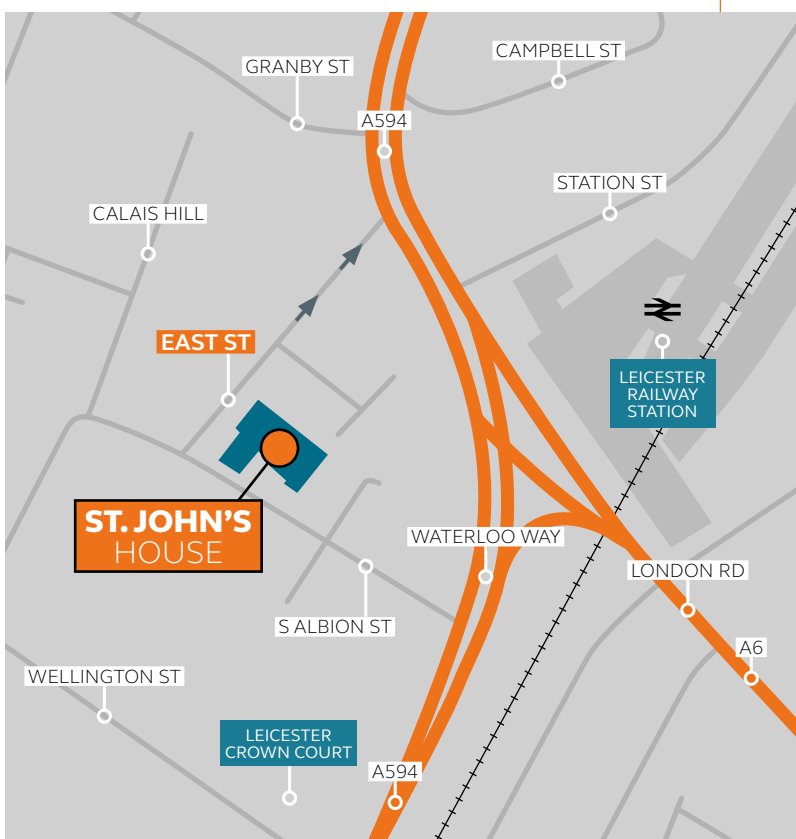
FLOORPLANS



SECOND FLOOR



THIRD & FOURTH FLOOR



RATING ASSESSMENT

Further information is available upon request.

ENERGY PERFORMANCE CERTIFICATE

Copies of the EPCs are available upon request.

TERMS

The suites are available by way of a new effectively full repairing and insuring lease on terms to be agreed.

RENT

Upon application.

SERVICE CHARGE

A service charge is payable in respect of the upkeep and maintenance of the common parts and services.

VAT

VAT is not charged on the rent.



VIEWING

By appointment with the joint agents:



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