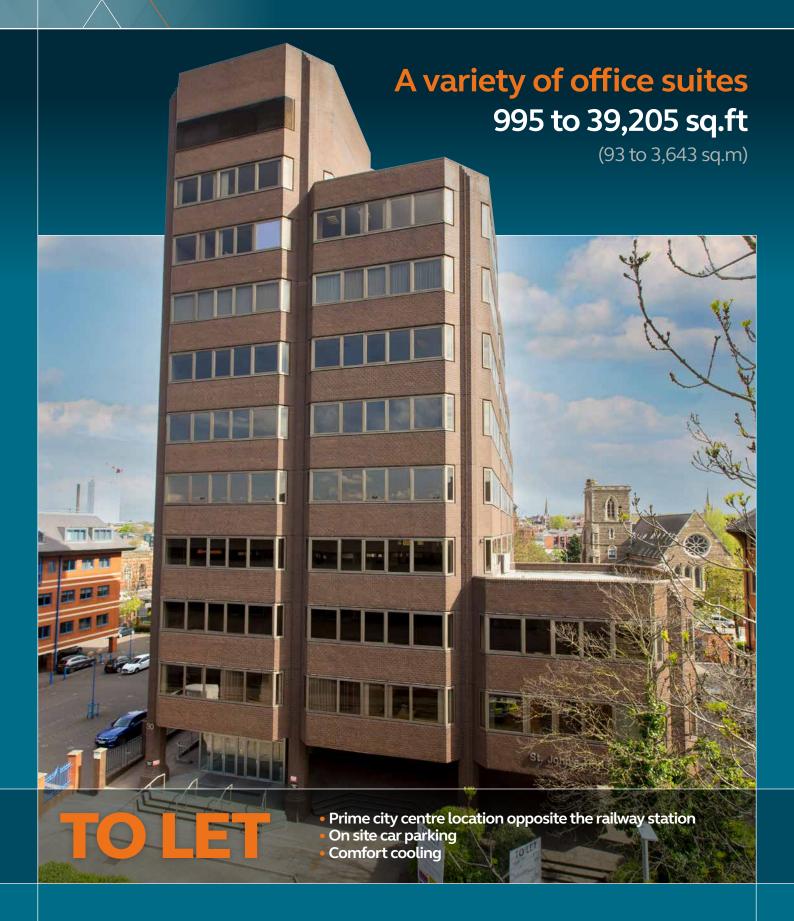
# ST. JOHN'S HOUSE

30 EAST STREET • LEICESTER • LE1 6NB



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

# **ACCOMMODATION**

The available suites within the building are outlined below:

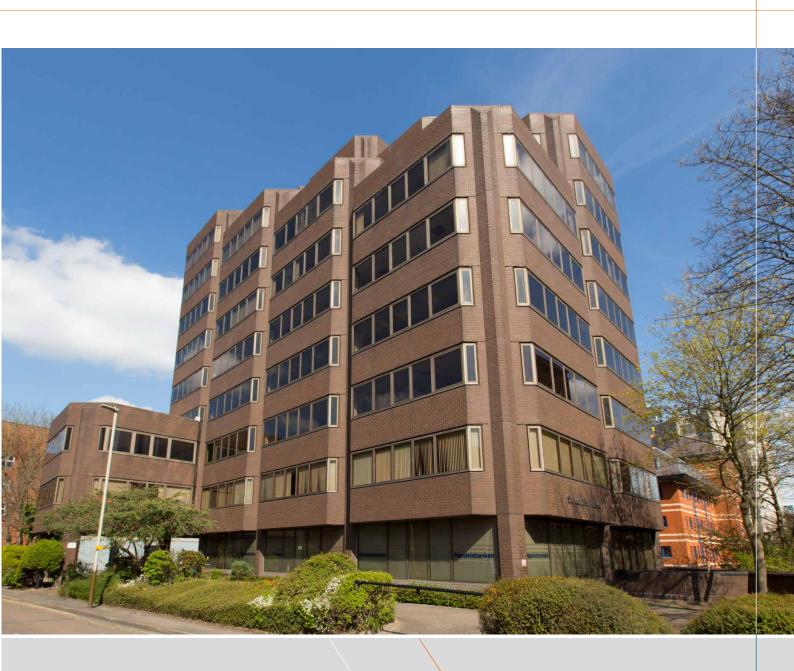
Suite	Size (Sq Ft)	Size (Sq M)
Suite 1 Ground Floor	1,774	164.81
Suite 2 Ground Floor	2,014	187.11
Second Floor	6,889	640.01
Third Floor	6,013	558.63
Fourth Floor	6,013	558.63
Suite 1 Fifth Floor	1,707	158.59
Suite 2 Fifth Floor	1,656	153.85
Suite 3 Fifth Floor	2,642	245.45
Sixth Floor	5,141	477.62
Seventh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



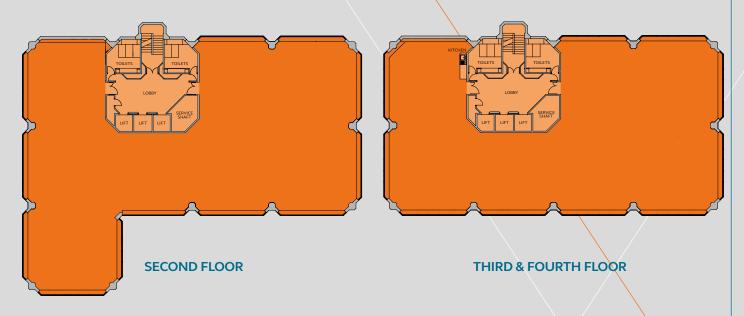


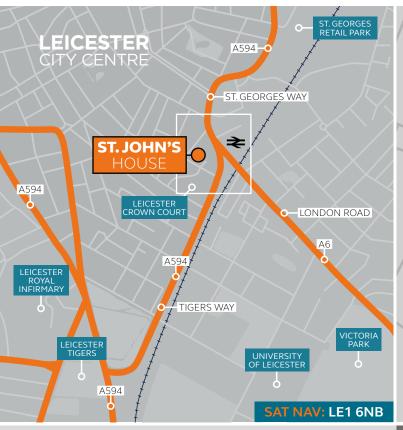






# **FLOORPLANS**







### **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:



Brodie Faint 07836 692 565 bfaint@phillipssutton.co.uk

Aman Verma 07961 871 326 averma@phillipssutton.co.uk INNES ENGLAND MAKE A GREAT DECISION

0116 255 5455 innes-england.com

Peter Doleman 07836 692 565 pdoleman@innes-england.com

Joe Reilly 07989 434 162 jreilly@innes-england.com

Phillips Sutton and lines England for themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations 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 Phillips Sutton and Innes England has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. Any plans published are for convenience of identification. Any site boundaries shown are infinited to the property of the