

# Eastgate House

📍 19-23 Humberstone Road, Leicester, LE5 3GJ

23,163 SQ. FT DETACHED OFFICE BUILDING

phillips  
sutton

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www.phillipsutton.co.uk

Investment / Development opportunity



## KEY FEATURES



Offers in the region of £2.4 m



A detached office building



Potential for residential development (STP)



Close to the city centre



Close to Leicester's inner ring road system



Circa 30 car parking spaces



Current Rental Income:  
£170,904.10 per annum



**PREMISES:**

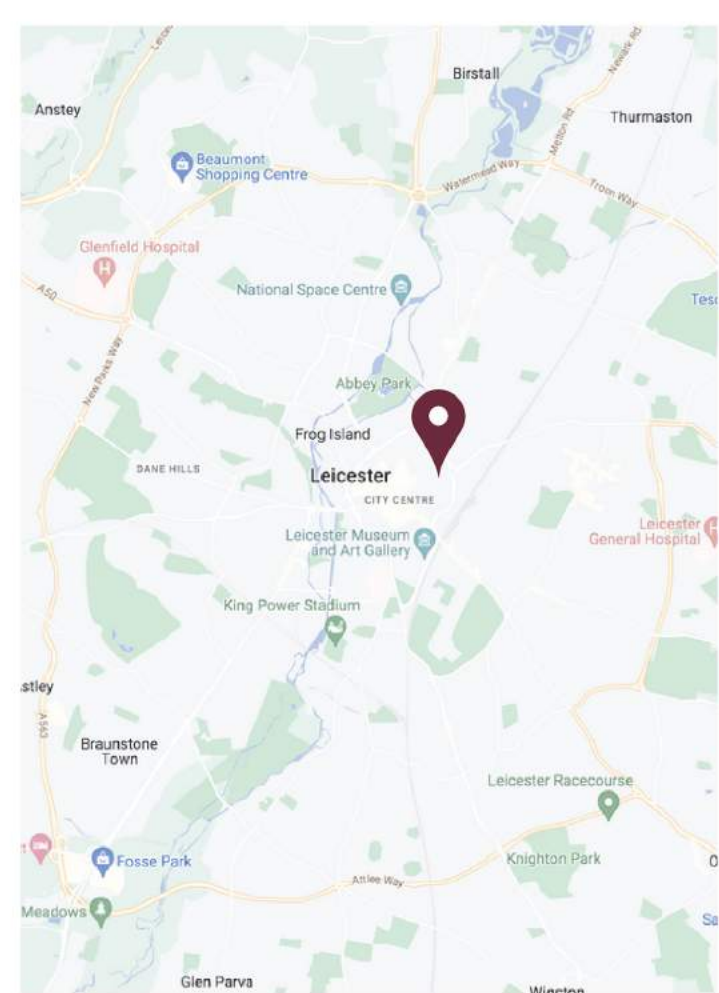
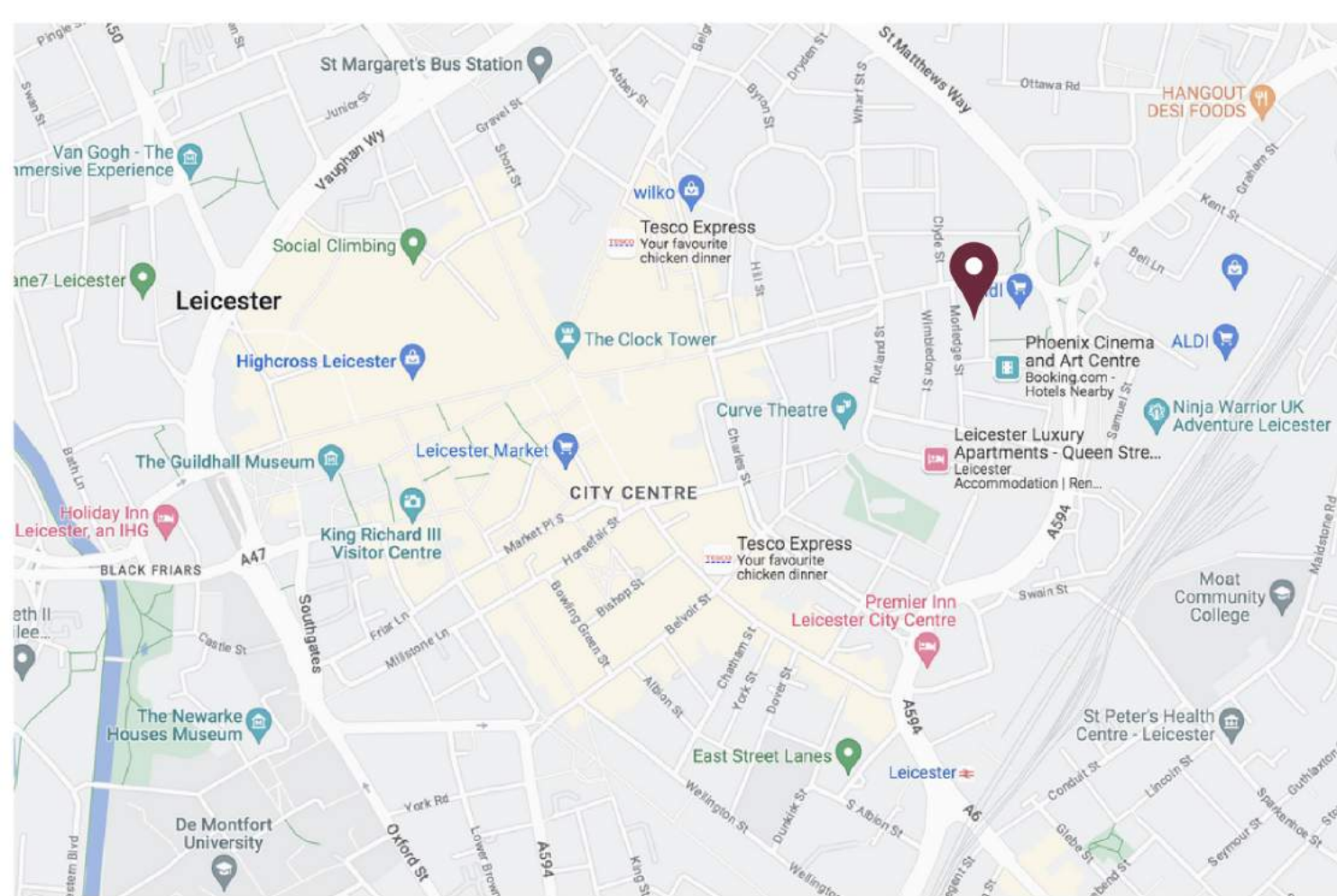
FLOOR	AREA SQFT	AREA SQM
AREA	23,163	2,151.8
<b>TOTAL</b>	<b>23,163</b>	<b>2,151.8</b>

## DESCRIPTION:

The property comprises a four storey building with basement of traditional brick construction beneath a part pitched and part flat roof. The front elevation at ground and basement level comprise aluminium framed glazed double access entrance doors whilst the upper floors provide aluminium framed double glazing throughout.

Internally, the property has been laid out to provide flexible office accommodation and comprises a mixture of cellular and open plan offices together with welfare facilities and ancillary storage accommodation over four floors. There is a basement providing further ancillary accommodation, as well as, a self-contained health clinic. The property has the benefit of three phase power, gas central heating and suspended ceilings with recessed lighting.

Externally, the property has the benefit of a securely fenced and gated on-site car park.



## Location: 19 - 23 Humberstone Road, Leicester, Leicestershire LE5 3GJ

The property is situated prominently on Humberstone Road in Leicester, within the popular cultural quarter of the city centre, just off St Georges Way, which is part of Leicester's inner ring road system.

Leicester's main shopping centre is within walking distance whilst the inner ring road provides access to the mainline railway station together with direct links around the city which further connects to J21 of the M1/M69 motorway network.



### TENURE:

The freehold interest is available subject to existing tenancies. The current rental income is circa £170,904.10 per annum.

Tenancy information will be made available on request.

### PLANNING:

Interested parties are advised to undertake their own due diligence with the Local Planning Authority, Leicester city Council 0116 454 1000.

### VAT:

All figures quoted are exclusive of VAT, which will be applicable to the purchase price

### EPC:

Available upon request

### VIEWINGS:

Viewings are by appointment with Phillips Sutton.

### ANTI-MONEY LAUNDERING:

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

### PRICE

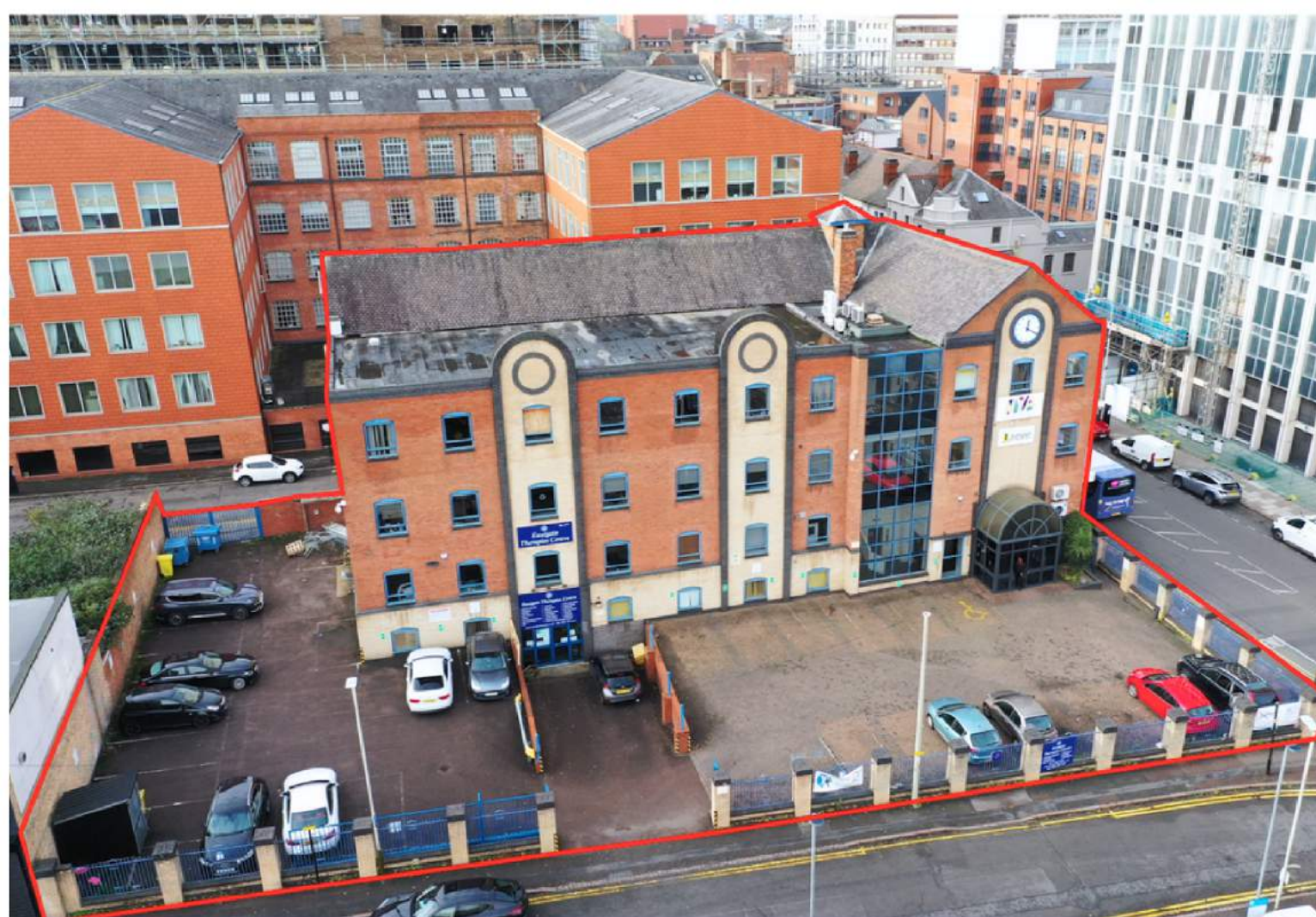
Offers in the region of £2.4 m

### LEGAL COSTS

Each party to bear their own costs incurred in this transaction.

### PARKING

30 car parking spaces.



## Further Information Contact:



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Or Joint Agents:



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