

phillips sutton

Niche Commercial Property Agents



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14 Francis Street,
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2BD

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Self-contained offices

6 Faraday Court, Conduit Street, Leicester LE2 0JN

3,684.00 sq. ft

TO LET

KEY FEATURES



Close to City Centre



Located next to Leicester Train Station



Self-contained offices



Carpeted throughout



8 Secure parking spaces



Kitchenette



Gas central heating



LOCATION :

The office is located adjacent to Leicester train station on Conduit Street and is only a few minute's walk from the heart of the city centre. The property is within close proximity to local bus links on London Road and Junction 21 of the M1 motorway is within a 15 minute drive.

DESCRIPTION :

The property comprises a self-contained mid- terrace office situated over three floors. Comprising predominately open plan layout with carpeting throughout, gas central heating, suspended ceiling with recessed lighting in part, kitchenettes, Men's/Women's/Disabled WCs and 8 allocated secure parking spaces.

PREMISES:

FLOOR	AREA SQFT	AREA SQM
FLOOR AREA	3,684	342.25
<i>TOTAL</i>	<i>3,684</i>	<i>342.25</i>

TENURE

On the new lease to be agreed

RATEABLE VALUE:

£28,000 per annum

SERVICE CHARGE:

An estate charge is due for the upkeep and maintenance of the common external areas.

VAT:

VAT is applicable and will be charged at the prevailing rate

PRICE:

£44,250 Per Annum



CONTACT:



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