

phillips sutton

Niche Commercial Property Agents



0116 216 5144



info@phillipssutton.co.uk



www.phillipssutton.co.uk



14 Francis Street,
Stoneygate, Leicester LE2
2BD

phillips
sutton

0116 2165144
www.phillipssutton.co.uk

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
TOTAL	3,684	342.25

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



Photos from 8 Faraday Court



Photos from 8 Faraday Court



Photos from 8 Faraday Court

CONTACT:



Brodie Faint
07852529977
bfaint@phillipssutton.co.uk

0116 216 5144

info@phillipssutton.co.uk

www.phillipssutton.co.uk

14 Francis Street, Stonegate, Leicester LE2 2BD

Misrepresentation Act, 1967. Phillips Sutton Associates for themselves and for the vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or tenants; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact; (iii) no person in the employment of Phillips Sutton Associates has any authority to make or give any representation of warranty whatever in relation to this property.