



Serviced Office Suites in Leicester City Centre

Eastgate House

19-23 Humberstone Road, Leicester, LE5 3GJ

Availability from 126 - 8,666 sq. ft

TO LET

Key Features :



Availability from 126 - 8,666 sq ft



Suites from 126 - 3,628 sq ft



Serviced Office Suites



Carpeted throughout



Suspended ceilings



Recessed lighting



Passenger lift



Onsite secure parking

LOCATION:

The premises are positioned on the edge of Leicester city centre's cultural quarter, off Humberstone Road which is accessed via the inner ring road system, a short walk from nearby amenities at both St Georges Retail Park and the city centre. The location benefits from excellent road links, with the A50 within a mile, and J22 of the M1 Motorway within a 20 minute drive. St Margaret's Bus Station is located nearby to the building with Leicester Railway Station just over a 10 minute walk away.

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DESCRIPTION:

The premises are laid out to provide a mixture of open plan and cellular offices over three floors. The serviced office suites benefit from carpet tiles throughout, suspended ceilings, recessed lighting and gas central heating. The building features a well presented entrance lobby, WCs on each floor, passenger lift and onsite car parking available at an additional cost. Rent is inclusive of service charge, heating, lighting, building insurance and internet (subject to intended usage). Available on a 12 month lease with furniture available. Offices are accessible Monday to Friday from 7am-11pm with parking available on site at an additional cost of £50 plus VAT per space per month.

ACCOMIDATION:

	Size (sqft)	Size (sqm)	Rent Per Annum
First Floor Suite 1	126	11.71	£3,180
First Floor Suite 2	213	19.79	£5,100
First Floor Suite 3	452	41.99	£10,800
First Floor Suite 6	161	14.96	£4,200
First Floor Suite 7	932	86.59	£21,600
First Floor Suite 8	511	47.47	£12,000
Second Floor Suite 1	628	58.34	£15,600
Second Floor Suite 2	387	35.95	£9,600
Second Floor Suite 3	323	30.01	£7,800
Second Floor Suite 4	226	21.00	£5,700
Second Floor Suite 5	204	18.95	£5,100
Second Floor Suite 6	126	11.71	£3,000
Second Floor Suite 7	473	43.94	£11,400
Second Floor Suite 8	269	24.99	£6,600
Second Floor Suite 9	250	23.23	£6,300

TENURE:

Available to let on a new internal repairing and insuring lease for a term of years to be agreed.

SERVICE CHARGE:

A service charge will be applicable.

RATEABLE VALUE

Rates information available on request or via the Valuation Office Agency.

LEGAL COSTS:

Each party will be responsible for their own legal costs incurred in the transaction.

VAT:

VAT will be charged at the prevailing rate.

EPC:

Available upon request.

VIEWING:

Strictly by appointment only.

CONTACT:



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