

# phillips sutton

Niche Commercial Property Agents



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14 Francis Street, Stonegate,  
Leicester LE2 2BD

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## Refurbished Multi-Let Office

Ground Floor, 17 Friar Lane, Leicester, LE1 5QQ

Availability from 290 - 774 sq. ft

# TO LET

### KEY FEATURES



Fully Refurbished



Period Property



Period Features



Off-Street Parking



Fitted WC's



Fitted Breakout Space



## ACCOMIDATION:

| ROOM                   | SIZE (SQFT) | SIZE (SQM)   | RENT PAX       |
|------------------------|-------------|--------------|----------------|
| GF ROOM 1              | 301         | 27.96        | LET            |
| GF ROOM 2              | 248         | 23.04        | LET            |
| GF ROOM 3              | 484         | 44.96        | £7,750         |
| GF ROOM 4              | 290         | 26.94        | £4,700         |
| <b>TOTAL AVAILABLE</b> | <b>774</b>  | <b>71.90</b> | <b>£12,450</b> |

## LOCATION :

Located at 17 Friar Lane, Leicester LE1 5RA, this property situates in the core of Leicester's city centre, providing immediate access to a rich array of amenities and attractions. Benefiting from its central location, this property is encompassed by a diverse selection of restaurants, cafes, and shops, facilitating convenient access. With historical offerings of nearby museums, galleries, and historic sites showcasing the city's rich heritage, this location ensures convenient commuting with well-established transportation connections. Leicester train station, facilitating access to major cities, is easily accessible, while local bus services offer convenient transit throughout the city. Additionally, off-street parking adds convenience to your workspace.

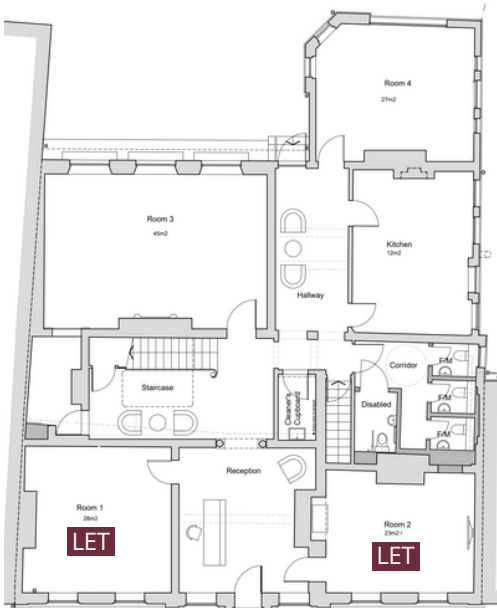
## DESCRIPTION :

Individual ground floor offices available within this tastefully and comprehensively refurbished office property. This charming period building boasts communal WC's and a fully equipped kitchen for shared use. Refurbishment includes modern heating, new lighting, and redecoration throughout creating a comfortable and inviting workspace. Onsite parking is available subject to availability. This well-maintained office space offers a professional atmosphere in a prime location.

## CONTACT:



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## TENURE:

On the new lease to be agreed

## RATEABLE VALUE:

To be re-rated.

## SERVICE CHARGE:

Included in rent.

## VAT:

Applicable.

## LEGAL COSTS:

Each party to bear their own legal costs.



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