

phillips sutton

Niche Commercial Property Agents



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14 Francis Street, Stonegate,
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Attractive Period Offices

Premier House

29 Rutland Street, Leicester, LE1 1RE

TO LET

KEY FEATURES



Prominent Frontage



Leicester's Inner Ring Road System



Good Quality Modern Offices



City Centre Location



Rent: £11.50 per sq ft



Total NIA: From 1,388 to 8,840 Sq ft



LOCATION :

The premises are located on the corner of Rutland Street and Colton Street within the Cultural Quarter of the city centre, and lies of Charles Street, one of the main thoroughfares into the centre from the mainline railway station. The premises are easily accessible via the inner ring road system which in turn provides easy access around the city and further connect to J21 of the M1/M69 motorway network. Communication links are excellent with regular bus routes along Charles Street. Amenities are abundant within an established city centre having Restaurants, cafes, bars and popular retailing such as the Highcross Shopping Centre. The NCP car park is located on Rutland Street, almost directly opposite the premises.

DESCRIPTION :

The premises comprises an attractive four storey Grade II Listed building built circa 1875 in solid brick construction with stone dressings beneath a pitched slate roof. Internally, the premises has been refurbished to provide good quality office accommodation over four floors together with associated welfare facilities and ancillary storage. The premises benefits from a high specification comprising open plan layouts, suspended ceilings with led lighting, heating ventilation and air-conditioning (HVAC system) and period features that boast the character of the building.

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PREMISES:

	AREA	SQFT	SQM
LOWER GROUND FLOOR		3,300	306.58
GROUND FLOOR		2,635	244.80
FIRST FLOOR SUITE 1		1,388	128.95
FIRST FLOOR SUITE 2		1,516	140.84
TOTAL		24,184	2,246.76

TENURE:

The premises are available on a new effective fully repairing lease for a term of years to be agreed.

RENT:

£11.50 per sq ft

SERVICES:

All mains serviced are connected to the premises, save for gas.

RATEABLE VALUE:

The premises are to be re-assessed for rating purposes.

SERVICE CHARGE:

There is a service charge for the maintenance and upkeep of the common areas.

VAT:

Vat is payable at the prevailing rate.

LEGAL COST:

Each party is to bear their own costs incurred.

PLANNING:

We understand the premises has authorised use from the Local Planning Authority under Class E Office Use of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

UNREPRESENTED PARTIES:

Unrepresented parties are advised to seek professional advice from an RICS member or other property professional and read the RICS Code for Leasing Business Premises 2020 together with its supplemental guide.



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