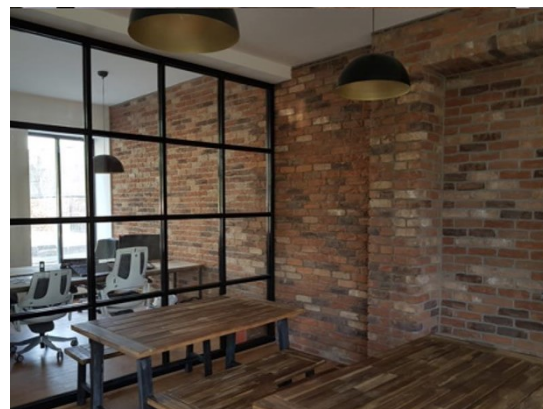


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A 14 Francis Street, Stoneygate, Leicester LE2 2BD
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1 Abbey Gate 1 Abbey Gate, Leicester, LE4 0AA

TO LET

Suite

Size: 3,298.00 sqft (306.39 sqm) | **Rent:** £30,000 Per Annum | **Video:**

- Training room suitable for 30 delegates
- WC's & reception on ground & first floor
- Full kitchen facilities
- High speed lease-line WIFI throughout
- Open plan office suitable for 30 staff
- Outside space looking onto river
- Inclusive rent (£2,500 PCM)
- Available 2-3 days a week to be shared
- Available on an initial 6 month term
- 2 meeting rooms for 8 or 10 occupants

LOCATION:

The property is located at the top of Abbey Gate on the edge of Leicester City Centre. The office overlooks the scenic River Soar making it an impressive location. The area the building is situated in provides good transport links via the A50 and A6 whilst remaining relatively central. Nearby occupiers include Aldi, Toolstation, The Range, and B&Q.

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DESCRIPTION:

This property comprises high quality office space over ground and first floor. There is a mixture of open plan and cellular office space that benefits from full kitchen, and WC facilities. Receptions are present on each floor and leases are to be inclusive of heating, lighting, parking, rates and insurance. Tenants will be able to use the premises for 2-3 days a week and will share with the current occupier. Available on an initial 6 month term at £2,500 PCM.

FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Floor Area	3,298.00	306.39
TOTAL	3,298.00 sqft	306.39 sqm

TENURE:

Leasehold

RENT: £30,000 Per Annum

SERVICE CHARGE: Part of inclusive rent

VAT: VAT will be charged at the prevailing rate

RATEABLE VALUE: Part of inclusive rent

EPC: Available upon request.

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

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