

phillips sutton

Niche Commercial Property Agents



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14 Francis Street, Stoneygate,
Leicester LE2 2BD

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Office/Retail Unit on Popular Stoneygate Parade

10-12 Francis Street

Stoneygate, Leicester LE2 2BD

679.85 sq. ft

TO LET



KEY FEATURES



Immediately Available



Open Plan Office/Retail Space



Kitchenette / WC's



Ample Parking Nearby



Pleasant Working Environment



Ideal for Start up Business



Wealth of Amenities



Phone Line and Internet Ready

LOCATION :

The offices are located on Francis Street within the popular suburb of Stoneygate, which is approximately 2 miles from Leicester City centre and 1.5 miles from Leicester Railway Station. Francis Street and Allandale Road are home to a variety of occupiers including cafes, restaurants, deli's, hair dressers and clothes shop. There is an ever increasing population of office users, including accountants, estate agents and other professional businesses. The area provides a pleasant working environment for all.

DESCRIPTION :

The property comprises an open plan ground floor office/retail space, which benefits from wooden flooring, gas central heating, spot lights and double glazed windows. Within the office/retail space is a modern fully fitted kitchenette and separate WC. The space is in good condition and ready for immediate occupation.

PREMISES:

	AREA SQFT	AREA SQM
FLOOR AREA	679.85	63.16
TOTAL	679.85	63.16

CONTACT:



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TENURE:

On the new lease to be agreed

RENT:

£15,000

RATEABLE VALUE:

Rateable Value £9,800 p.a. We understand that the premises qualify for small business rates relief. Interested parties are advised to make their own enquiries with Leicester city council.

SERVICE CHARGE:

N/A

VAT:

VAT will be charged at the prevailing rate.

LEGAL COST:

Each party to bear their own legal costs.

EPC:

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