

TO LET
Eldon Street
Leicester
LE1 3QL



POA

- A substantial four storey, self-contained office building
- Located on the corner of Eldon Street and Wharf Street, in Leicester City Centre
- Total GIA: 10,202 sqft (947.8 sqm) approx.
- Reception area, open plan & individual rooms, kitchens, two staircases, lift & WC.
- Can be let as individual floors or as an entire property.
- Class E use

Location

This property is located on the corner of Eldon Street and Wharf Street South in Leicester City Centre. The property benefits from being in close proximity to many central amenities such as Haymarket Bus Station, Highcross Shopping Centre, Haymarket Shopping Centre and much more.

Description

A substantial four-storey self-contained office building currently used as an office space. The property briefly comprises; reception area, a mixture of open plan and individual rooms, kitchens, two staircases, a lift & WCs. Can be let as an entire property or separate floors.

Accommodation

All measurements are approximate:

Ground Floor:
2,514 sqft (233.6 sqm)

First Floor:
2,732 sqft (253.8 sqm)

Second Floor:
2,478 sqft (230.2 sqm)

Third Floor:
2,478 sqft (230.2 sqm)

Total GIA: 10,202 sqft (947.8 sqm)

Rent

Price on application.

Planning

We understand the property has Class E use with the potential for other uses subject to obtaining planning consent. All enquiries regarding planning should be made direct to Leicester City Council planning department on (0116) 454 3000.

Lease Terms

We understand that the premises is available on flexible lease terms. A rent deposit equivalent to a quarter rent to be payable and held for the duration of the lease, in a nil interest bearing client deposit account.

Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs for the preparation of the lease.

Rating Assessment

Charging Authority: Leicester City Council

Description: Offices and premises

Rateable Value: £47,250

Rates Payable: £23,577

Period: 1 April 2023 – present

Please make your own enquiries in respect of the rating liability or business rate relief with Leicester City Council.

EPC

Pending.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Leicester City Council.

Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com

Important Information: All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

Health & Safety: You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

VAT NUMBER: 856 0294 16

