

Hearts of Oak House



City Centre
Self-Contained Offices

Total NIA **39,438 sq ft**
(3,663.99 sq m)

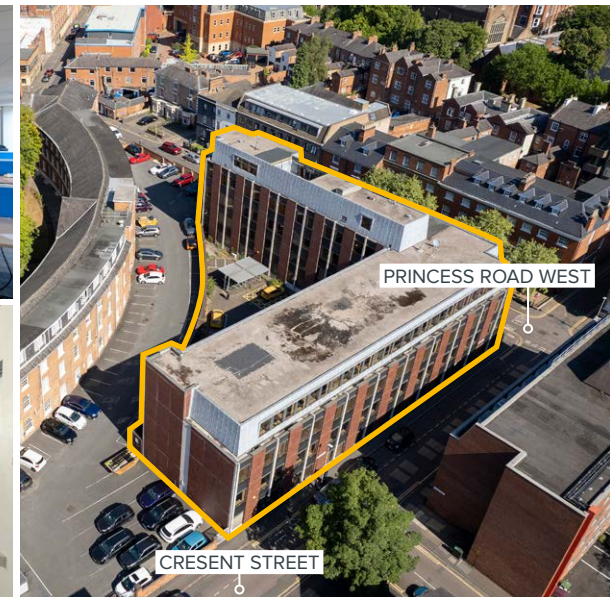
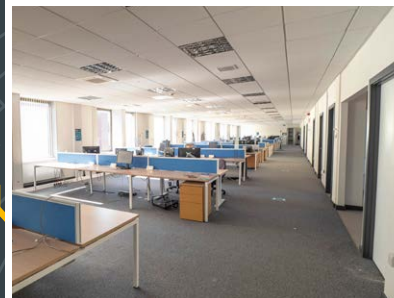
9-15 PRINCESS ROAD WEST
LEICESTER • LE1 6TH



- Recently refurbished
- On site car park
- Comfort cooled
- Potentially suitable for alternative uses, subject to planning

FOR SALE OR TO LET

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LOCATION

Hearts of Oak House is prominently situated at the junction of Princess Road West and Crescent Street within the heart of Leicester city centre. The main shopping areas on Market Street leading down into The Lanes and Highcross are only a short walk away via King Street and the pedestrianised walkway New Walk. Road communications are good with Welford Road nearby, facilitating access to the inner ring road network around the city and out of Leicester towards the M1 / M69 interchange, some 4 miles away. The area is dominated by both office and residential development.

DESCRIPTION

An impressive self-contained four-storey office building built in brickwork under a flat roof, though incorporating a mansard. There are two primary access points into the building, where each floor has been refurbished to provide a mixture of open plan and more cellular accommodation. Each floor has its own arrangement of WCs and kitchen facilities, together with a lift to each level. There is vehicle access to a private car park to the rear of the building for some 15 cars, accessed from Crescent Street.

ACCOMMODATION

	Sq m	Sq ft
Ground Floor	834.67	8,984
First Floor	970.12	10,442
Second Floor	970.12	10,442
Third Floor	840.58	9,048
Fourth Floor	48.50	522
Total NIA	3,663.99	39,438

SERVICES

All mains services are connected to the building.

PLANNING

The property has an authorised use in accordance with Class E. The building may be suitable for alternative uses, notably residential, subject to planning consent.

Interested parties are suggested to contact Leicester City Council on 0116 454 1000 in this regard.

RATES

The property is currently listed as Offices and Premises and has a rateable value of £218,000. Source: VOA

EPC

An EPC is available upon request.

TERMS

The building is available with vacant possession on both a leasehold or freehold basis.

RENT / PRICES

Upon application.

VAT

VAT will be payable at the prevailing rate.

LEGAL COSTS

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

VIEWINGS

By appointment with the sole agents.

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