

## A Modern Office Building

- ▶ **Total GIA: 23,163 Sq Ft (2,151.8 Sq M)**
- ▶ **Potential for residential development (STP)**
- ▶ **Centrally located adjacent to Leicester's inner ring road system**
- ▶ **Guide Price: £2.4M**

For enquiries and viewings please contact:



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**Eastgate House, 19-23 Humberstone Road, Leicester, Leicestershire LE5 3GJ**

## Location

The property is positioned prominently on Humberstone Road within the cultural quarter, close to its junction with St Georges Way which is part of Leicester's inner ring road system providing excellent transport links around the city and further connects to the motorway network, J21 of the M1 and J22 of the M1.

## Description

The premises comprises a four storey building of traditional brick construction beneath a pitched slate roof. The front elevation incorporates double glazed windows throughout together with double access entrance doors at ground level and basement level. Internally, the accommodation is laid out to provide a mixture of cellular and open plan offices together with welfare facilities and ancillary storage. The premises has the benefit of a gas central heating system and suspended ceilings with recessed lighting. Externally, the property has the benefit of a securely fenced and gated car park.

## Accommodation

	Sq M	Sq Ft
Total GIA	2,151.8	23,163
<b>Total</b>	<b>2,151.8</b>	<b>23,163</b>

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

## Services

We understand all mains services are connected to the property.

## Planning

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

## Tenure

The freehold interest is available to purchase with vacant possession.

## Rates

The property is to be separately assessed for rating purposes.

## Price

For Sale: £2.4M

## VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

## Legal Costs

Each party is to bear their own legal costs incurred.

## EPC

The premises have an EPC assessment of: C, 69.

## Viewing

Viewings are by appointment with Innes England or our joint agent: Allsop Tel: 0207 344 2614.

## Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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