



Part Fourth Floor Norwich House, 26 Horsefair Street, Leicester LE1 5BD

Attractive Office Suites

- ▶ **Available from 1,600 sq ft**
- ▶ **Situated in the heart of the city centre**
- ▶ **Close to all amenities**
- ▶ **Full DDA access**

For enquiries and viewings please contact:



Joe Reilly
07989 434162
jreilly@innes-england.com

Location

Norwich House is situated in the heart of Leicester City Centre and occupies a prominent position fronting Horsefair Street, Bowling Green Street and Market Street, in close proximity to Town Hall Square and the principal shopping areas of Gallowtree Gate and The Highcross. The inner ring road network is located nearby allowing access to all parts of the City and the main arterial routes out of Leicester. Leicester Train Station is some 7 minutes away by foot.

Description

Situated on the fourth floor, there are two suites available which generally provide predominantly open plan office accommodation. The suites benefit from a good degree of natural lighting and the specifications include; perimeter wired trunking, suspended ceilings with inset lighting, painted and plastered walls and mixture of carpet and linoleum floor coverings. Heating is provided via a gas central heating system and supplemented by a number of air con units. The suites also benefit from full DDA access with passenger lift and shared WC facilities.

Accommodation

	Sq M	Sq Ft
Part 4th Floor	148.6	1,600
Part 4th Floor	181.6	1,955
Total	330.3	3,555

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

Tenure

The suites are available either collectively or individually on new effective fully repairing leases on terms to be agreed

Business Rates

The suites are to be separately assessed for rating purposes.

Rent

1,600 sq ft - £14,700 p.a.x

1,955 sq ft - £17,800 p.a.x

Service Charge

There is a service charge in place to cover the landlord's costs in maintaining the structure and common parts of the premises, plus the heating for the property. Further information on this is available upon request from the agents.

VAT

All figures quoted are exclusive of VAT, if applicable.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

EPC can be provided by the agents.

Viewings

Viewings are by appointment with Innes England.

Date Produced: 04-May-2023



