



2a New Walk, Leicester, Leicestershire LE1 6TF

Attractive Office Premises

- ▶ **Total NIA: 20,124 Sq Ft (1,869.5 Sq M)**
- ▶ **Ground floor suitable for a variety of uses (STP)**
- ▶ **Available as a whole or on a floor by floor basis.**
- ▶ **Rent: £9.50 per sq ft**

For enquiries and viewings please contact:



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Location

The premises is prominently located on New Walk, which forms an historic and attractive pedestrianised route running from Granville Road to the south east, through to King Street. The premises is readily accessible by private and public transport and is convenient for city centre amenities which are in abundance with a variety of shops, restaurants, bars and professional services all within a well-established city centre. The mainline railway station is also in close proximity on London Road (A6) within half a mile in distance.

Description

An attractive four storey building of brick construction beneath a flat roof. The front elevation comprises two aluminium framed double glazed entrance doors at either side of the building whilst there are aluminium framed double glazed windows throughout. Internally, the property is laid out to provide a mixture of open plan and cellular offices together with welfare facilities and storage. The premises has the benefit of two passenger lifts, electronically operated doors with door lock release, three phase power, heating and cooling via an HVAC system and gas central heating.

Externally, to the front of the building, there is both a stepped and ramped access into the building. There is also a courtyard providing breakout space and cycle storage.

Accommodation

	Sq M	Sq Ft
Floor Area	1,869.5	20,124
Total	1,869.5	20,124

Measurements are quoted on a Net 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 premises are available by way of a new lease for a term of years to be agreed.

Interest is sought for the whole building or on a floor by floor basis. However, the subdivision of the building to provide smaller suites is also being considered, and interested parties on this basis, are asked to contact the agent.

Business Rates

The premises are to be re-assessed for rating purposes.

Rent

£9.50 per sq ft

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: D, 98.

Viewings

Viewings are by appointment with Innes England.

Unrepresented parties are advised to seek professional advice from an RICS member or other property professional and read the RICS Code for Leasing Business Premises 2020 together with its supplemental guide.

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