



**Knightsbridge House, 12 Lower Brown Street, Leicester, Leicestershire LE1 5TH**

## **Modern Three-Storey Office**

- ▶ **Total NIA: 13,519 Sq Ft (1,256 Sq M)**
- ▶ **City centre location**
- ▶ **24 car parking spaces**
- ▶ **Rent: £150,000 per annum exclusive**

For enquiries and viewings please contact:



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### Location

The property is located in Leicester which is the second largest City within the East Midlands, some 32km (20 miles) south of Nottingham and 69km (43 miles) north-east of Birmingham. According to the 2021 Census the District population is some 370,000.

The property is situated on the corner of Lower Brown Street and Norton Street approximately 200 metres east of De Montfort University, 0.6 miles of Leicester Railway Station and 0.5 miles of Leicester Royal Infirmary. Upper Brown Street connects to the north with the A594 which forms part of the ring road (Newarke Street). The property is situated in a mixed commercial and residential area with other student accommodation close by together with offices and leisure facilities.

### Description

The property comprises a modern three storey self contained office building. Internally, the property provides a mixture of open plan and more cellular office areas that provide meetings rooms and private offices, with the usual arrangement of kitchen and WC facilities at each level. The specification includes:

- suspended ceiling with recessed LED lighting
- painted and plastered walls
- carpet floor coverings
- passenger lift
- heating is facilitated by way of gas central heating.

Externally, the property benefits from 24 car parking spaces with parking provided via a surface level car park and a basement car park.

### Accommodation

	Sq M	Sq Ft
Floor Area	1,262.6	13,591
<b>Total</b>	<b>1,262.6</b>	<b>13,591</b>

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

The property has an authorised use for offices in accordance with Class E of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

### Tenure

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

### Business Rates

Basement, Ground & 2nd Floors

This element is currently listed as Offices and Premises and has a rateable value of £92,000.

1st Floor

The element is currently listed as Offices and Premises and has a rateable value of £41,750.

### Rent

£150,000 per annum exclusive

### VAT

All figures quoted are exclusive of VAT, if applicable.

### Legal Costs

Each party is to bear their own legal costs incurred.

### EPC

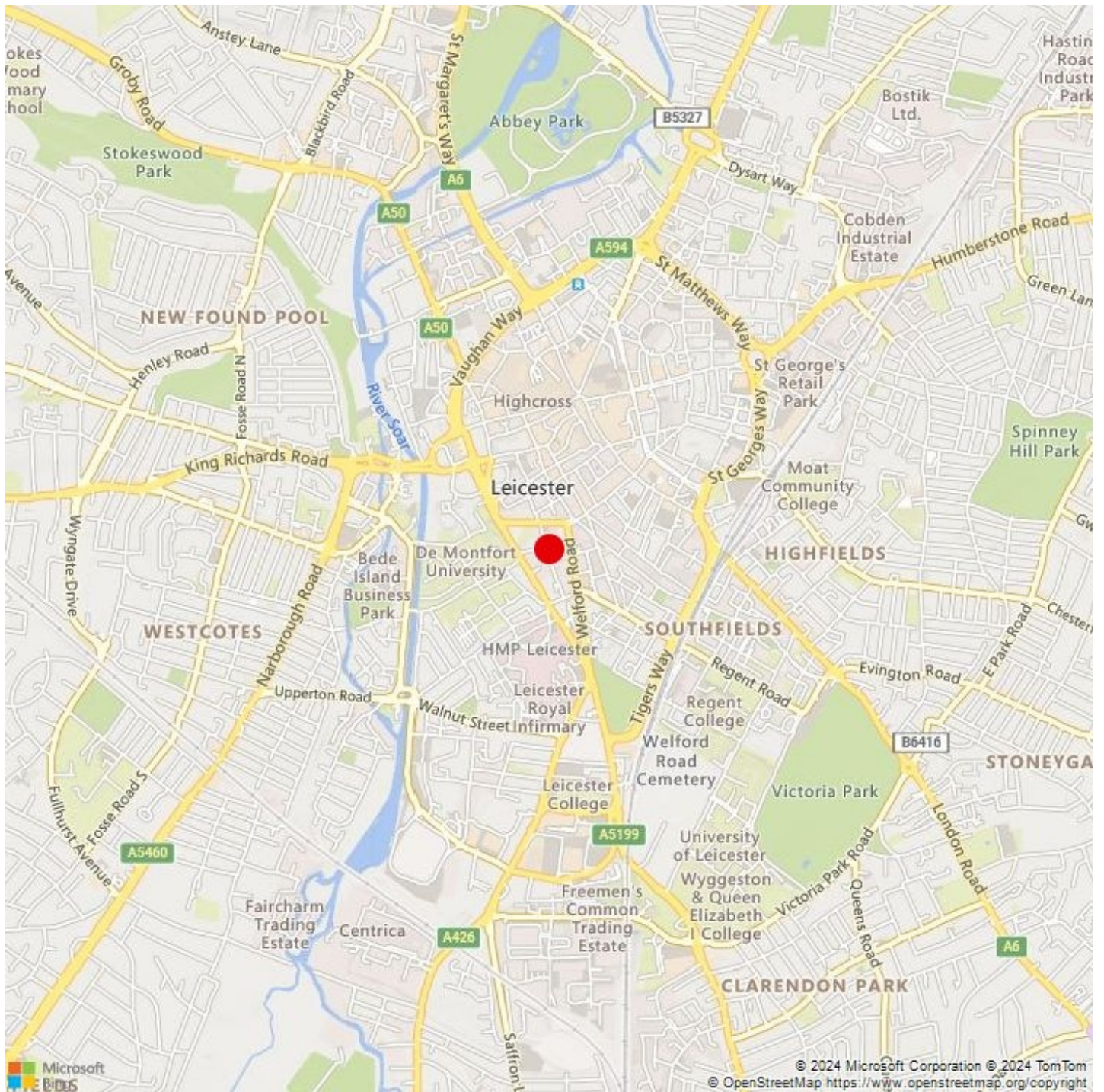
The premises have an EPC assessment of: B (48)

### Viewings

Viewings are by appointment with sole agents Innes England

Date Produced: 06-Jun-2024





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