



**10 York Road, Leicester, Leicestershire LE1 5TS**

## **Short Term Office Availability**

- ▶ **Net Internal Floor Area 7,933 sq ft (737 sq m)**
- ▶ **Open plan offices**
- ▶ **On site car parking**
- ▶ **Competitive rent £50,000 per annum exclusive**

For enquiries and viewings please contact:



**Peter Doleman**  
0116 255 5455  
[pdoleman@innes-england.com](mailto:pdoleman@innes-england.com)

**Location**

The property is located on York Road, close to its junction with Welford Road, only a few hundred yards from the city centre. Market Street nearby allows access into the retail core of the city, whilst Welford Road is one of the primary arterial routes allowing swift access out of the city centre towards the inner ring road network and the southern environs. Additional car parking is available nearby within the Newarke Street Car Park, with access directly opposite the subject property.

**Description**

A purpose built four-storey office property constructed in attractive facing brickwork under a pitched tile roof. The accommodation is arranged internally to provide a mixture of both open plan and more cellular office areas. At ground floor level, there is an integrally built garage, together with further car parking to the front of the property.

**Specification:**

- Mixture of open plan and cellular offices
- Comfort cooling
- Gas central heating
- Suspended ceilings with recessed lighting
- On site car parking

**Accommodation**

	Sq M	Sq Ft
Lower Ground Floor Offices	85.3	918
Garage Store		
Ground Floor Offices	68.1	733
First Floor Offices	246.7	2,656
Second Floor Offices	234.2	2,521
Third Floor Offices	102.7	1,105
<b>Total</b>	<b>737</b>	<b>7,933</b>

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

**Services**

All mains services are connected to the property.

Heating

The premises are heated by means of pipes and radiators from a gas fired boiler, that is supplemented with comfort cooling.

**Tenure**

**THE BUILDING IS AVAILABLE TO AN OCCUPIER ON A SHORT TERM BASIS PENDING PLANNING CONSENT FOR ALTERNATIVE USES. LETTINGS OF INDIVIDUAL FLOORS WILL ALSO BE CONSIDERED.**

**POSSESSION CAN BE GRANTED IMMEDIATELY BY WAY OF A TENANCY AT WILL AND LAST THROUGH UNTIL APPROXIMATELY JUNE 2025, SUBJECT TO AGREEMENT.**

**Business Rates**

The property is currently listed as Offices and Premises and has a rateable value of £104,000.

Source: VOA

**Rent**

Competitive rent £50,000 per annum exclusive

**Service Charge**

If the building becomes multi-tenanted, then a service charge will be levied to recoup common expenditure on the property.

**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: C69

**Viewings**

Viewings are by appointment with sole agents Innes England

Date Produced: 08-Apr-2024



