



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

## **Self-Contained Office Building**

- ▶ **Net Internal Floor Area 9,650 sq ft (896.50 sq m)**
- ▶ **Open plan offices**
- ▶ **On site car parking**
- ▶ **Annual rent £101,800 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
- 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	72.18	777
Ground Floor Offices	68.1	733
First Floor Offices	246.7	2,656
Second Floor Offices	247.1	2,660
Third Floor Offices	177	1,906
<b>Total</b>	<b>896.50</b>	<b>9,650</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 premises is available to rent as a whole on terms to be agreed, although consideration will be given to lettings on a floor by floor basis.

### Business Rates

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

### Rent

£101,800 per annum exclusive of all outgoings and payable quarterly in advance.

### 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.

### EPC

The premises have an EPC assessment of: C69

### Viewings

Viewings are by appointment with sole agents Innes England

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