



1st Floor, 21 Bowling Green Street, Leicester, Leicestershire LE1 6AS

First Floor Office Suite

- ▶ **NIA: 1,559 sq ft (144.8 sq m)**
- ▶ **Prominent City Centre location**
- ▶ **Benefitting from its own independent entrance**
- ▶ **Rent: £13,500 per annum exclusive**

For enquiries and viewings please contact:



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Location

The office is situated to the west side of Bowling Green Street, just off Town Hall Square within the City Centre between the junctions of Belvoir Street and Horsefair Street. Leicester's central retailing areas are all within close proximity.

Description

The subject property comprises a first-floor office suite, which forms part of an attractive period 5 storey mixed use building of brick construction under a pitched roof.

The suite is accessed via its own independent entrance from Bowling Green Street and has been configured to provide predominately open plan accommodation together with a number of glazed partitioned offices / meeting rooms, a store room and a kitchenette. WC facilities are provided off the main stairwell. The suite has been fitted out to a high specification and benefits from the following:-

- * Acoustic suspended ceiling with inset category II light fittings
- * Fully carpeted
- * Air conditioning
- * Access to a Passenger Lift
- * Electric storage heaters

Accommodation

| | Sq M | Sq Ft |
|--------------|--------------|--------------|
| 1st Floor | 144.8 | 1,559 |
| Total | 144.8 | 1,559 |

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

Services

We understand mains waste, water and electricity are connected to the property.

Planning

We understand that the suite has an authorised use as offices within Class E of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

Tenure

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

Business Rates

The property has a current rateable value of £12,000. Subject to status the tenant might qualify for 100% rates relief. Source: VOA

Rent

£13,500 p.a.x

Service Charge

A service charge is payable to cover a due proportion of the costs incurred in repairing, maintaining and decorating the exterior and common areas of the building.

VAT

All figures quoted are exclusive of VAT. The property is not registered for VAT.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: 95 - D.

Viewings

Viewings are by appointment with sole agents Innes England.

Date Produced: 24-Jul-2024



