



Horsefair House, 3 Horsefair Street, Leicester LE1 5BP

Attractive Office Building

- ▶ **Prominent City Centre location**
- ▶ **Providing flexible office accommodation**
- ▶ **Close to all amenities**
- ▶ **Rental from £4.00 per sq ft**

For enquiries and viewings please contact:



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Location

The property fronts onto Horsefair Street and Market Place, close to the junctions of Granby Street and Gallowtree Gate in Leicester city centre. Nearby occupiers include Kanoo Travel and NatWest

Description

Attractive office suites providing a mixture of open plan and cellular accommodation with suspended ceilings incorporating recessed lighting and carpeted throughout. The suites can be accessed via a lift or staircase and have shared WC facilities.

Accommodation

	Sq M	Sq Ft
1st Floor	197.3	2,124
2nd Floor	137.4	1,479
2nd Floor	229.8	2,474
5th Floor	347	3,735
Total	911.5	9,812

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

Planning

We understand that the premises have a current planning consent for office use within Class B1(a). Interested parties are advised to make their own enquiries of the planning authority.

Tenure

Each suite is available to occupy for a term of between 1 to 2 years.

Rent

£4.00 per sq ft

Service Charge

A service charge is payable to cover a due proportion of the costs incurred by the landlord for maintenance of common parts and the provision of services to the building. Details on request.

VAT

All sums quoted exclusive of VAT if applicable.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

Available on request.

Viewings

Available through sole agents Innes England.

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