

# Enkalon House.



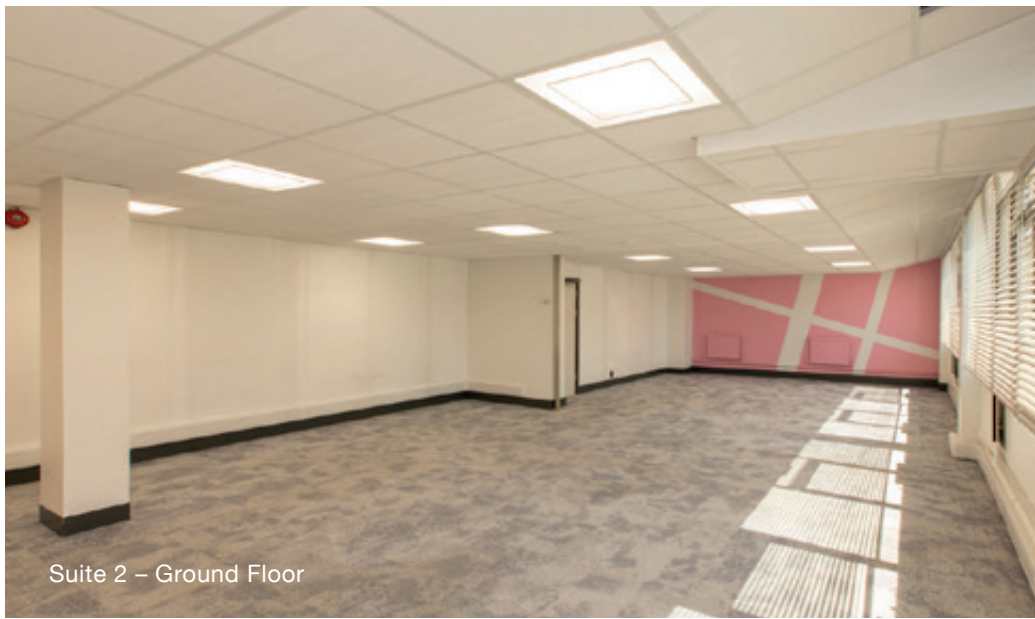
5th Floor



Suite 2 – 4th Floor



Suite 1 – 4th Floor



Suite 2 – Ground Floor

**HIGH QUALITY CITY CENTRE  
OFFICES IN LEICESTER TO LET**

**Space available from  
1,008 – 24,172 Sq Ft**



Suite 1 – Ground Floor



Suite 1 – 4th Floor

## High Quality Office Accommodation

- 1,008 – 24,172 Sq Ft
- Self-contained suites from 1,008 – 6,427 Sq Ft
- Excellent on site car parking
- Close to New Walk & Leicester city centre
- Within close proximity of railway station
- Nearby amenities on London Road



## Location

The office is located on the junction of Regent Road and Waterloo Way, which forms part of the Leicester City Inner ring road, close to New Walk at the heart of the city's professional district.

Leicester Railway Station is 0.25 miles away, whilst Leicester city centre is approximately 0.5 miles walk along New Walk.

The A594 ring road provides direct access to the M1 motorway at J21, approximately 4 miles to the south west.

## Description

Enkalon House is a modern 6 storey purpose built office with allocated onsite car parking. The offices benefit from a shared manned reception area with two passenger lifts and a central staircase to the upper floors. Each floor has suspended ceilings, recessed lighting, perimeter trunking, comfort cooling and kitchen facilities. WC's are provided in the common areas on each floor.



## Rent

Rent on application.

## VAT

VAT will be charged at the prevailing rate.

## Service Charge

A service charge will be levied for the upkeep and maintenance of the common areas. Further details available on request.

## Energy Performance Certificate

The available suites have an EPC rating of D

## Business Rates

The incoming tenant will be responsible for the payment of business rates.

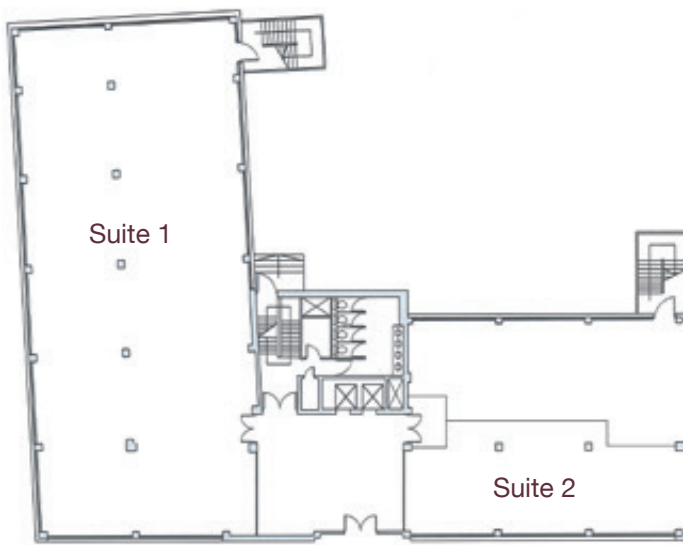
## Legal Costs

Each party to bear their own costs.

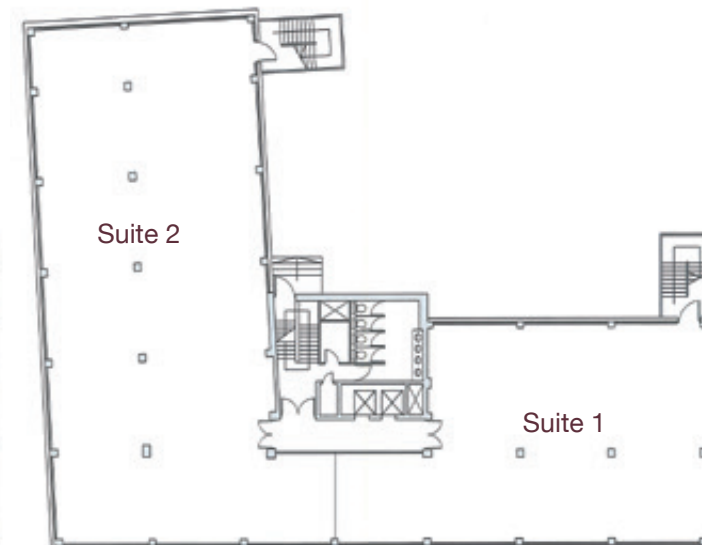
## Accommodation

The property offers the following net internal as follows:

	FT <sup>2</sup>	M <sup>2</sup>
Ground floor suite 1 – Left hand side	3,810	354
Ground floor suite 2 – Right hand side (front)	1,008	93.6
First floor	6,500	603.9
Fourth floor suite 1	2,327	216.2
Fourth floor suite 2	4,100	380.9
Fifth floor	6,427	597.1
<b>Total</b>	<b>24,172</b>	<b>2,245.6</b>



Ground Floor



Fourth Floor

# Directions

86-92 Regent Road, Leicester, LE1 7DD

## Sav Nav reference - LE1 7DD

Directions from the M1 – less than 4 miles/8 minutes drive (source: Google maps)

Leave M1 Junction 21 and exit onto A5460 towards Leicester. Take 2nd exit over the roundabout and continue onto A5460 Narborough Road South for 2.7 miles. Turn right to Upperton Road after 0.4 miles, take the 3rd exit and turn left onto Walnut Street. After 0.4 miles turn left onto Aylestone Road, keeping to the far right lane. Head towards to the traffic lights and keep to the left hand lane, turning right onto Welford Road A594, then keep left. At the traffic lights turn left onto Tigers Way/A594 for 0.3 miles. Turn right onto Regent Road, Enkalon House is situated on the Left.

## Viewings strictly by appointment only

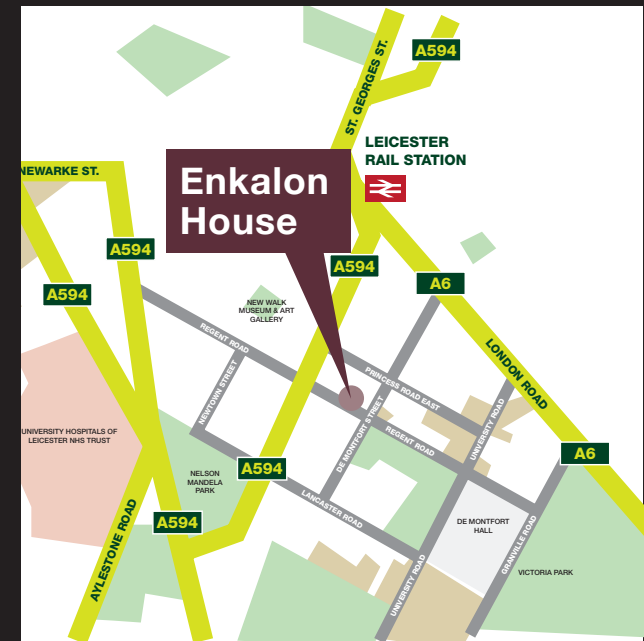
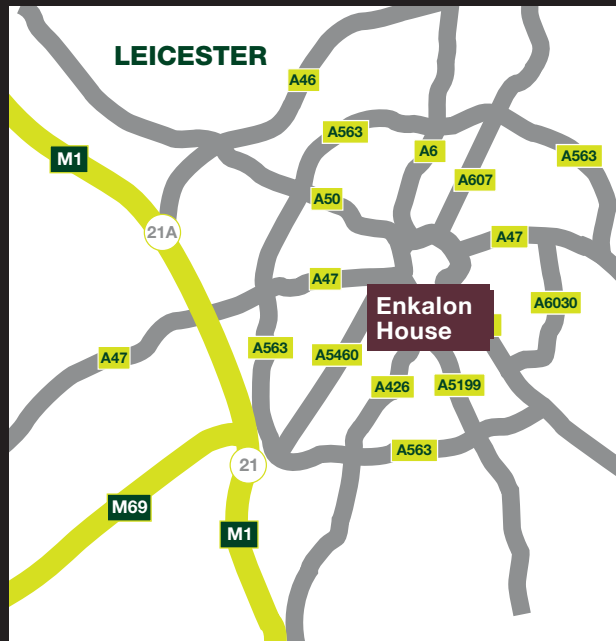
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