



St Martins House 7 Peacock Lane, Leicester, LE1 5PZ

TO LET

Various Sizes Available

- Modern office suites
- Availability from 1,141 - 3,893 sq ft
- Suites from 1,141 - 1,552 sq ft
- Suspended ceilings
- Recessed lighting
- Air-conditioning
- Secure access
- Parking available at additional cost

LOCATION:

St Martins House is located on Peacock Lane in the Historic Quarter of Leicester city centre. The property is accessed via the surrounding roads from St Nicholas Circle. Access to the A50 is within 0.5 miles and J21 of the M1 / M69 motorway connection within an approx.15 min drive. Leicester Train Station is a 15 minute walk from the property.



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St Martins House 7 Peacock Lane, Leicester, LE1 5PZ

DESCRIPTION:

Modern office suites set in a centrally located period property in Leicester city centre. The grade II listed building is situated next to the Leicester Cathedral within the city's Historic Quarter and opposite to the King Richard III visitor centre.

The suites benefit from secure access, carpeting, suspended ceilings, recessed lighting, perimeter trunking and air-conditioning with self-contained suites from 1,141 - 1,552 sq ft available across the second and third floors. Utilities are metered and will be recharged to tenants. Parking is also available at an additional cost.

PREMISES:

	Size (sqft)	Size (sqm)	Rent Per Annum
Second Floor Suite 2.22	1,200.00	111.48	£15,600
Second Floor Suite 2.23	1,141.00	106.00	£14,833
Third Floor Suite 3.22/3.23	1,552.70	144.25	£20,185

TENURE:

The suites are available on new internal repairing and insuring leases on terms to be agreed

VAT: VAT is applicable

SERVICE CHARGE: A service charge will be applicable. Landlord to insure the premises with tenants recharged share of the premium

EPC: Available upon request.

RATEABLE VALUE: Rates information available on request or via the Valuation Office Agency website

VIEWING: Strictly by appointment only

LEGAL COSTS: Each party will be responsible for their own legal costs incurred in the transaction.

CONTACT:



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