# ST. JOHN'SHOUSE

30 EAST STREET • LEICESTER • LE1 6NB



## LOCATION

St John's House is situated at the corner of East Street and South Albion Street within the prime office core of the professional office district. It is ideally situated close to the city centre and main railway station.



### Click here for Google Map

## DESCRIPTION

St John's House comprises a high profile multi-let office building accessed via a modern entrance foyer with commissionaire service and disabled access ramp off the frontage.

A variety of suites are available within the building that are either refurbished or can be, subject to a tenant's individual specification. The office suites and building generally benefits from the following specifications:

- Fully carpeted
- On site commissionaireDDA compliant
- LED lighting

• Suspended ceilings with

- Comfort cooling
- Perimeter trunking
- by separate negotiation

  NCP opposite

• Secure on site car parking

## ACCOMMODATION

The available suites within the building are outlined below:

| Suite                | Size (Sq Ft) | Size (Sq M) |
|----------------------|--------------|-------------|
| Suite 1 Ground Floor | 1,774        | 164.81      |
| Suite 2 Ground Floor | 2,014        | 187.11      |
| Second Floor         | 6,889        | 640.01      |
| Third Floor          | 6,013        | 558.63      |
| Fourth Floor         | 6,013        | 558.63      |
| Suite 1 Fifth Floor  | 1,707        | 158.59      |
| Suite 2 Fifth Floor  | 1,656        | 153.85      |
| Suite 3 Fifth Floor  | 2,642        | 245.45      |
| Sixth Floor          | 5,141        | 477.62      |
| Seventh Floor        | 4,361        | 405.15      |
| Ninth Floor          | 995          | 92.43       |
| Total                | 39,205       | 3,642.28    |







## **FLOORPLANS**





St John's House

#### **RATING ASSESSMENT**

Further information is available upon request.

#### ENERGY PERFORMANCE CERTIFICATE

Copies of the EPCs are available upon request.

#### TERMS

The suites are available by way of a new effectively full repairing and insuring lease on terms to be agreed.

#### RENT

Upon application.

#### SERVICE CHARGE

A service charge is payable in respect of the upkeep and maintenance of the common parts and services.

#### VAT

VAT is not charged on the rent.

#### VIEWING

By appointment with the joint agents:



Brodie Faint 07836 692 565 bfaint@phillipssutton.co.uk Aman Verma 07961 871 326 averma@phillipssutton.co.uk



**Peter Doleman** 07836 692 565 pdoleman@innes-england.com

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