





Horsefair House 1-5 Horsefair Street, Leicester, LE1 5BP

A range of office spaces available To LET

£6.50psf base rent plus £3psf service charge

**1,416 to 13,000 sq ft** (131.55 to 1,207.74 sq m)

- Flexible office accommodation
- Welfare facilities and kitchenettes provided
- Lift & stair access
- Offices are individually metered
- Available immediately
- Leicester City Centre location
- Offices are partially fitted out
- Tenants are liable for their own utilities

# Horsefair House, 1-5 Horsefair Street, Leicester, LE1 5BP

#### Summary

Available Size	1,416 to 13,000 sq ft			
Rent	£6.50 per sq ft			
Business Rates	Tenants responsible for their own rates payable and utilities			
Service Charge	£3 per sq ft Including building insurance			
VAT	Applicable			
Legal Fees	Each party to bear their own costs			
EPC Rating	Upon enquiry			

#### Description

Horsefair House offers a variety of functional office suites featuring a blend of open plan and private spaces with suspended ceilings, recessed lighting and carpeting throughout. Some offices benefit from fitted air conditioning units with both private welfare & kitchenette facilities, while others have access to communal amenities. The suites are accessible by both lift and staircase and include shared W/C facilities on each floor.

### Location

Horsefair House is situated on Horsefair Street and Market Place, in the centre of Leicester City.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
1st - Floor Office	2,124	197.33	£13,806 /annum	Available
2nd - Floor office	1,416	131.55	£9,204 /annum	Available
2nd - Floor office	1,569	145.76	£10,198 /annum	Available
4th - Floor office	2,136	198.44	£13,884 /annum	Available
4th - Floor office	1,946	180.79	£12,649 /annum	Available
5th - Floor office	3,735	346.99	£24,277 /annum	Available
Total	12,926	1,200.86		

#### Terms

Offered for let on new fully repairing and insuring terms with lease lengths to be agreed and to include 3 yearly reviews - The rent will be £6.50 psft of the total space acquired +vat per annum. A deposit equal to 3-months rent will be required. Rent is paid quarterly in advance.

#### Services

We are advised that all mains services are connected to the property with the exception of gas. These services have not been inspected or tested by the agent.

### Service charge

A service charge is applied for the maintenance of common areas and the provision of services to the building. The service charge is set at  $\pounds$ 3 per square foot and will include buildings insurance.







# Viewing & Further Information

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