

Modern City Centre Offices

- Inclusive rents
- Shared WC and kitchen facilities
- Onsite meeting rooms to hire
- Flexible terms



9 Newarke Street, Leicester, Leicestershire LE1 5SN

For enquiries and viewings please contact:



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Location

The property occupies a frontage position to the north side of Newarke Street, midway between its junctions with Marble Street and Pocklington's Walk/Belvoir Street and Welford Road on the southern side of Leicester's central core. Newarke Street forms part of Leicester's Inner Ring Road System. There is a multi-storey car park immediately opposite.

Description

The property comprises substantial former hosiery factory which has been sympathetically converted into a modern office facility. The office accommodation provides high specification individual rooms, lettable on an independent basis with shared WC and kitchen facilities.

Office suites available :-

Ground Floor

- Room No. 0.01 - 153 sq ft - £459.00 per month plus VAT

First Floor

- Room No. 1.05 - 235 sq ft - £705.00 per month plus VAT

- Room No. 1.03 - 162 sq ft - £486.00 per month plus VAT

Second Floor

- Room No. 2.02 - 85 sq ft - £255.00 per month plus VAT

- Room No. 2.07 - 365 sq ft - £1,064.58 per month plus VAT

Third Floor

- Room No. 3.02 - 164 sq ft - £492.00 per month plus VAT

- Room No. 3.10 - 288 sq ft - £864.00 per month plus VAT

Minimum rent period is 3 months.

Accommodation

	Sq M	Sq Ft
Ground Floor	14.2	153
First Floor	21.8	235
First Floor	15	162
Second Floor	7.9	85
Second Floor	33.9	365
Third Floor	15.2	164
Third Floor	26.8	288
Total	33.9	365

Services

Rents quoted are also inclusive of :-

Heating
Lighting
Water
Service Charge
Reception Service
Cleaning of Communal Areas
Shared Communal Area
Incoming Post
Water Coolers
Access to Free Shared WIFI
First Aid Room
Trained Fire Marshalls
Prayer Room
Shower Facility
Bike Station

****It does not include business rates****

Term

Flexible lease terms.

Rent

Rent from £255.00 per month + VAT

VAT

All sums quoted exclusive of VAT, if applicable.

EPC

The premises has an EPC assessment of: E117

Viewing

Viewings are by appointment with sole agents Innes England.

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