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A 14 Francis Street, Stoneygate, Leicester LE2 2BD
26a Ganton Street, London W1F 7QZ



8 Faraday Court Conduit Street, Leicester, LE2 0JN

TO LET

Size: 2,129.00 sqft (197.79 sqm) | **Rent:** £20,000 Per Annum

- Close to City Centre
- Located next to Leicester Train Station
- Self-contained offices
- Carpeted throughout
- Gas central heating
- Kitchenette
- 3 Secure parking spaces
- Newly redecorated

LOCATION:

The office is located adjacent to Leicester train station on Conduit Street and is only a few minute's walk from the heart of the city centre. The property is within close proximity to local bus links on London Road and Junction 21 of the M1 motorway is within a 15 minute drive.



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DESCRIPTION:

The property comprises a self-contained end-terrace office situated over three floors of predominately open plan layout. The office has been freshly redecorated throughout and benefits from carpeting, gas central heating, lighting and secure parking. The offices contain a fitted kitchenette and a WC on the ground and first floors.

FLOOR AREA:

| FLOOR | AREA SQFT | AREA SQM |
|--------------|----------------------|-------------------|
| Ground Floor | 2,129.00 | 197.79 |
| TOTAL | 2,129.00 sqft | 197.79 sqm |

TENURE:

The property is available on a new FRI lease on terms to be agreed

RENT: £20,000 Per Annum

SERVICE CHARGE: To be confirmed

VAT: VAT will be charged at the prevailing rate unless otherwise stated

RATEABLE VALUE: The property currently has a rateable value of £16,000 per annum

EPC: Available upon request.

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

CONTACT:



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