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A 14 Francis Street, Stoneygate, Leicester LE2 2BD  
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## 10-12 Francis Street, Stoneygate, Leicester, LE2 2BD

### Modern Offices Ready for Immediate Occupation

## TO LET

### Ground

**Size:** 679.85 sqft (63.16 sqm) | **Rent:** £16,000 Per Annum

- Ready for immediate occupation
- Modern condition
- Kitchenette & WC
- Dedicated car parking space

### LOCATION:

The offices are prominently situated on Francis Street within the popular suburb of Stoneygate. The property is located approximately 2 miles from Leicester City centre and 1.5 miles from Leicester Railway Station. Amenities can be found on Francis Street and the adjacent Allandale Road. Nearby occupiers include Phillips Sutton, Moseley Brown Developments, Commercial Insulation Services, Fothergill Wyatt, Deli Flavour, The Co-operative and Allandale News.

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### DESCRIPTION:

The property comprises open plan ground floor office accommodation. The space benefits from wooden flooring, gas central heating, lighting and double glazed windows. To the rear of the premises is a modern fully fitted kitchenette and WC. The property is in good condition and ready for immediate occupation and offers one car parking space to the rear.

### FLOOR AREA:

| FLOOR        | AREA SQFT          | AREA SQM         |
|--------------|--------------------|------------------|
| Floor Area   | 679.85             | 63.16            |
| <b>TOTAL</b> | <b>679.85 sqft</b> | <b>63.16 sqm</b> |

### TENURE:

Available on a new internal and repairing lease on terms to be agreed.

**RENT:** £16,000 Per Annum

**SERVICE CHARGE:** TBC

**VAT:** VAT will be charged at the prevailing rate.

**RATEABLE VALUE:** Rateable Value £8,900 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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