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



Enkalon House

86-92 Regent Road, LEICESTER, LE1 7DD

TO LET

Part Second Floor

Size: 2,318.00 sqft (215.35 sqm) | **Rent:** £28,000 Per Annum

- Fitted cellular suite
- City Centre within 10 minute walk
- Raised access floors
- Fitted tea point and prayer room
- B1 and D1 consent
- Air conditioning
- Two 8 person passenger lifts
- Available on a sub-lease till May 2023

LOCATION:

The office is located on the junction of Regent Road and Waterloo Way, which forms part of the Leicester City Inner ring road, close to New Walk at the heart of the city's professional district. Leicester Railway Station is 0.25 miles away, whilst Leicester city centre is approximately 0.5 miles walk along New Walk. The A594 ring road provides direct access to the M1 motorway at J21, approximately 4 miles to the south west.



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DESCRIPTION:

Modern office suite located on the second floor benefiting from a cellular fit out with three large classrooms/offices, raised access floors, suspended ceilings with recessed lighting, air-conditioning, tea point and prayer room. The suite has both B1 and D1 consent. WC's are provided in the common areas on each floor. The building benefits from a recently refurbished manned reception area with lifts and a central staircase to the upper floors.

FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Floor Area	2,318.00	215.35
TOTAL	2,318.00 sqft	215.35 sqm

TENURE:

The suite is available on a sub-lease until May 2023 on full repairing and insuring terms.

RENT: £28,000 Per Annum

SERVICE CHARGE: A service charge will be levied for the upkeep and maintenance of the common areas. Further details available on request.

VAT: VAT will be charged at the prevailing rate

RATEABLE VALUE: The ingoing tenant will be responsible for the payment of business rates

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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