



160 UPPER NEW WALK, LEICESTER LE1 7QA

£25,000 pa exc.



LOCATION

As the name suggests Upper New Walk is at the top end of New Walk which is reputedly the oldest pedestrianised street in the United Kingdom.

Traditionally home to Solicitors, Accountants and other professions New Walk remains the principal office location within the City of Leicester.

The City Centre is a 10 minute stroll down New Walk and the mainline railway station is a 5 minute walk and offers a direct service to London St Pancras in just over an hour.

DESCRIPTION

An attractive Victorian building of red brick construction with slate roof the property offers extensive office accommodation and perhaps unusually for a building of this era there are a number of large meeting rooms providing flexible office space.

There is in addition car parking for up to 8 vehicles.

ACCOMMODATION

The property offers the following accommodation:

Ground Floor	106.83 sq m	(1105 sq ft)
First Floor	102.84 sq m	(1107 sq ft)
Second Floor	53.35 sq m	(585 sq ft)
Basement	32.79 sq m	(353 sq ft)
Offices/Storage	28.80 sq m	(310 sq ft)

LEASE

The property is offered by way of a new full repairing and insuring Lease with three year rent reviews. The length of the Lease is to be agreed between the parties but shall be in multiples of three years.

RATING

Rateable Value 2010: £17,250
(Source VOA Website)

Rates Payable: £8,297.25
(Based on a UBR of 0.481)

TOWN & COUNTRY PLANNING

We have been verbally informed by the Planning Department of Leicester City Council that the premises have an existing use for offices under Class B1 of the Town & Country Planning (Use Classes) Order 1987.

RENT

The commencing rental under the Lease will be £25,000 per annum exclusive.

LEGAL COSTS

The ingoing Tenant will be responsible for the Landlord's reasonable legal costs incurred in granting the Lease.

VIEWING

Strictly by arrangement with the Sole Agents on 0116 2221999.