



## **TO LET**

### **ALLIED PLACE, 44 ABBEY STREET, LEICESTER**

**£6.25 PER SQ FT**



#### **LOCATION**

Leicester is the largest City in the East Midlands and benefits from excellent communications with the M1/M69 junctions 4½ miles to the south and London St Pancras 1 hour 10 minutes by train.

Abbey Street is located within the City centre close to the main shopping areas and new Highcross Centre. Allied Place is also adjacent to St Margaret's Bus Station and opposite the NCP public car park.

#### **DESCRIPTION**

Allied Place is a seven storey building with modern entrance foyer and two passenger lifts. Heating to all floors is provided by the Landlord's conventional gas-fired radiator system and there are toilet facilities on each floor.

#### **ACCOMMODATION**

The accommodation is open plan and the suites will be refurbished to include new carpeting, suspended ceilings, Category II lighting and redecoration upon completion of legal documentation.

Each floor is 4,024 sq ft (373.87m<sup>2</sup>)

Total Accommodation 12,072 sq ft (1,121.51m<sup>2</sup>)

Split floors are available from 2,000 sq ft upwards.

#### **RATING**

The floors are currently assessed under a single listing, however, based on other assessments within the building it is estimated that the following values will apply.

Rateable Value: £8,100.00

Rates Payable: £3,742.20

**N.B.** Occupiers may also benefit from small business relief and are advised to speak to Leicester City Council on 0116 2549922.

#### **LEASE**

The accommodation is available on a new Lease on terms to be agreed.

#### **RENT**

The commencing rental will be £6.25 per sq ft.

#### **SERVICE CHARGE**

Service charge will be payable in respect of the upkeep and maintenance of the common parts and services.

#### **LEGAL COSTS**

The incoming Tenant to be responsible for the Landlord's legal costs incurred in the transaction.

#### **VIEWING**

Strictly by arrangement through the Joint Agents:

Jarroms  
0116 2221999

Lambert Smith Hampton

0116 2552694

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