



9 Newarke Street, 1st Floor, Leicester, Leicestershire LE1 5SN

Modern City Centre 1st Flr Office

- ▶ **Inclusive rent**
- ▶ **Shared WC and kitchen facilities**
- ▶ **Flexible terms**
- ▶ **Rent: £18.50 per sq ft inclusive**

For enquiries and viewings please contact:



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Location

The property occupies a frontage position to the north side of Newarke Street, midway between its junctions with Marble Street and Pocklingtons Walk/Belvoir Street and Welford Road on the southern side of Leicester's central core. Newarke Street forms part of Leicester's Inner Ring Road System. There is a multi-storey car park immediately opposite.

Description

The property comprises substantial former hosiery factory which has been sympathetically converted into a modern office facility. The subject office provides good quality open plan office accommodation, together with associated meeting rooms & kitchenette. The suite has been fitted out to a high specification and benefits from a good degree of natural light.

Accommodation

	Sq M	Sq Ft
Part Second Floor	271.8	2,926
Total	271.8	2,926

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Services

Rents quoted are also inclusive of:-

- Heating
- Lighting
- Water
- Service Charge
- Reception Service
- Cleaning of communal areas
- Shared communal area
- Shared WCs
- Incoming post
- Water coolers
- Access to free shared WiFi
- First Aid Room
- Trained Fire Marshalls
- Prayer Room
- Shower Facility
- Bike Station

It does not include business rates

Tenure

The office suite is available on flexible lease terms.

Rent

£18.50 psf inclusive

VAT

All sums quoted exclusive of VAT, if applicable.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises has an EPC assessment of: E117

Viewings

Viewings are by appointment with sole agents Innes England

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