



Horsefair House

1-5 Horsefair Street, Leicester, LE1 5BP

A range of office spaces available

To LET

**£6.50psf base rent plus £3psf
service charge**

1,416 to 13,000 sq ft
(131.55 to 1,207.74 sq m)

- Flexible office accommodation
- Welfare facilities and kitchenettes provided
- Lift & stair access
- Offices are individually metered
- Available immediately
- Leicester City Centre location
- Offices are partially fitted out
- Tenants are liable for their own utilities

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Summary

Available Size	1,416 to 13,000 sq ft
Rent	£6.50 per sq ft
Business Rates	Tenants responsible for their own rates payable and utilities
Service Charge	£3 per sq ft Including building insurance
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Horsefair House offers a variety of functional office suites featuring a blend of open plan and private spaces with suspended ceilings, recessed lighting and carpeting throughout. Some offices benefit from fitted air conditioning units with both private welfare & kitchenette facilities, while others have access to communal amenities. The suites are accessible by both lift and staircase and include shared W/C facilities on each floor.

Location

Horsefair House is situated on Horsefair Street and Market Place, in the centre of Leicester City.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
1st - Floor Office	2,124	197.33	£13,806 /annum	Available
2nd - Floor office	1,416	131.55	£9,204 /annum	Available
2nd - Floor office	1,569	145.76	£10,198 /annum	Available
4th - Floor office	2,136	198.44	£13,884 /annum	Available
4th - Floor office	1,946	180.79	£12,649 /annum	Available
5th - Floor office	3,735	346.99	£24,277 /annum	Available
Total	12,926	1,200.86		

Terms

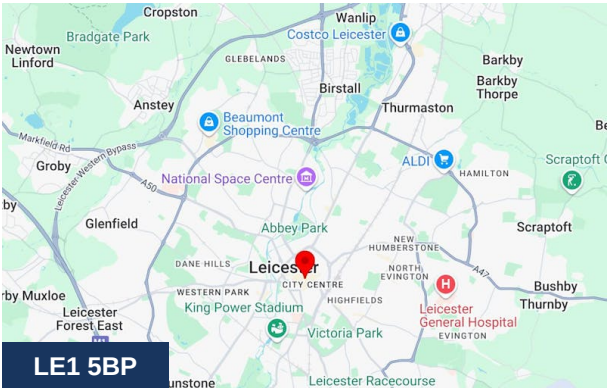
Offered for let on new fully repairing and insuring terms with lease lengths to be agreed and to include 3 yearly reviews - The rent will be £6.50 psft of the total space acquired +vat per annum. A deposit equal to 3-months rent will be required. Rent is paid quarterly in advance.

Services

We are advised that all mains services are connected to the property with the exception of gas. These services have not been inspected or tested by the agent.

Service charge

A service charge is applied for the maintenance of common areas and the provision of services to the building. The service charge is set at £3 per square foot and will include buildings insurance.



Viewing & Further Information

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