TO LET

GROUND FLOOR, PROVINCIAL HOUSE

37 NEW WALK,
LEICESTER LE1 6TU

252.22 sq m **(2,715 sq ft)**

Ground floor suite in prestigious office building

- Professional City Centre location
- Manned reception desk
- Demised parking
- New lease available
- Air conditioned
- Viewing highly recommended
- Ready to Plug & Go

www.ng-cs.com
0115 958 8599

NG Chartered Surveyors
Unit 8 Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG

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LOCATION

Provincial House is situated close to Waterloo Way, part of Leicester's Inner Ring Road, on a wide tree-lined pedestrian walkway on New Walk which forms part of the City's central Business Quarter.

Leicester's Mainline Railway Station is only a quarter of a mile from Princess Road West. The rail links provided include half-hourly trains direct to London St Pancras, with the fastest service taking only 70 minutes.

DESCRIPTION

The subject property comprises a self-contained ground floor office suite, which has undergone a comprehensive refurbishment programme. The GF suite has been finished to a high standard throughout, incorporating new carpeted flooring, LED lighting, and air conditioning, complemented by a fitted kitchenette.

The property further benefits from access to a shared reception area, which has itself been recently refurbished, together with shared WC facilities.

ACCOMMODATION

The property has the following approximate net internal floor area, measured in accordance with the RICS Code of Measuring Practice:

	SQ M	SQ FT
Ground Floor	252.22	2,715
TOTAL NIA	**252.22**	**2,715**

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

SERVICES

All mains services are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.

TOWN & COUNTRY PLANNING

We understand the property has an established consent for uses falling within Class E (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order revised 2020.

BUSINESS RATES

Please contact the marketing agents for further information.

TENURE

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

RENT

£45,000 per annum.

Rent is payable quarterly in advance on the usual Quarter Days.

VAT

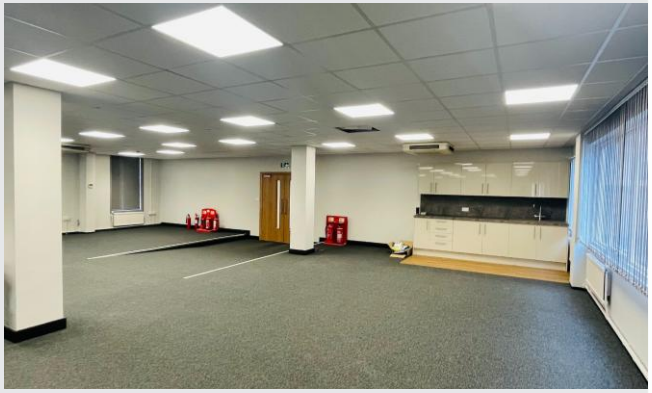
VAT is applicable at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction.

OUR ANTI-MONEY LAUNDERING POLICY

In accordance with Anti-Money Laundering Regulations, two forms of I.D. and confirmation of the source of funding will be required from the successful tenant.



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SUBJECT TO CONTRACT
Viewing: By prior appointment with the sole agents.

CHARLOTTE STEGGLES
07954-996197
charlotte@ng-cs.com

JUDE WESTON
07809-410811
jude@ng-cs.com

PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely tomatch any expectations youmay have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.