

**MATHER
JAMIE**

01509 233433

**Welford Road / Newarke Street
Leicester
Leics
LE2 7AD**

**TO LET
£20,000 pax**



**Period Offices in prominent
city centre location**

335.20 sq m (3,608 sq ft)

Welford Road / Newarke Street, Leicester, Leics, LE2 7AD

DESCRIPTION

The property forms a prominent corner three-storey office building plus basement, with access from both Newarke Street and Welford Road.

The property is arranged to provide cellular / open plan offices over all floors with WC and kitchen facilities. There is a small courtyard to the rear accessed from the ground floor.

The property benefits from gas central heating to all areas.

ACCOMMODATION

Ground Floor	115.75 sq m	(1,246 sq ft)
First Floor	108.47 sq m	(1,168 sq ft)
Second Floor	110.98 sq m	(1,195 sq ft)
Total NIA	335.20 sq m	(3,608 sq ft)

TENURE

The property is available on a new lease on terms to be agreed.

RENT

£20,000 (twenty thousand pounds) per annum exclusive

VAT

VAT will be charged on the rent.



Welford Road / Newarke Street, Leicester, Leics, LE2 7AD

BUSINESS RATES

Local Authority: Leicester City Council

Period: 2022/2023

Rateable Value: £13,250

LEGAL COSTS

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

EPC

There is currently no Energy Performance Certificate for the property however an EPC rating assessment has been requested.

PLANNING

We understand the premises have established planning consent under Class E (Offices) of the Town and Country Planning (Use Classes) Order 1987.

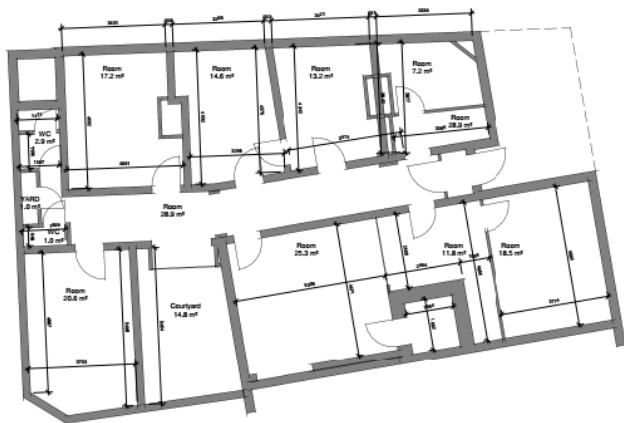
Interested parties are advised to make their own enquiries of the local planning authority.



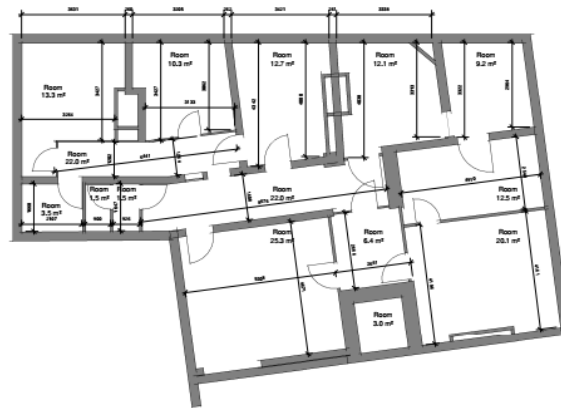
Welford Road / Newarke Street, Leicester, Leics, LE2 7AD



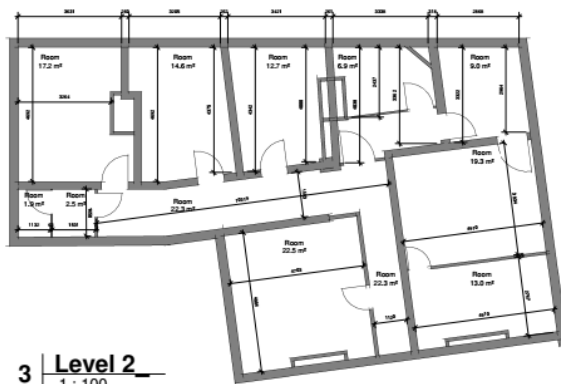
Welford Road / Newarke Street, Leicester, Leics, LE2 7AD



1 | Level 0
1 : 100



2 | Level 1
1 : 100



3 | Level 2
1 : 100



ALL DIMENSIONS ARE APPROXIMATE

ADDRESS: WELFORD ROAD, LEICESTER.	PROJECT: COMMERCIAL PREMISES OFFICE USE IMPROVEMENTS	TITLE: 3 FLOOR PLANS WITH DIMENSIONS	DATE: 11/09/2009
PROJECT NO: 00	REVISION NO: 00	DATE: 11/09/2009	SCALE: 1 : 100

DRAFT

Welford Road / Newarke Street, Leicester, Leics, LE2 7AD

LOCATION

The property occupies a prominent corner position fronting Newarke Street and Welford Road within Leicester city centre.

Newarke Street forms part of Leicester's inner ring-road system (A594).

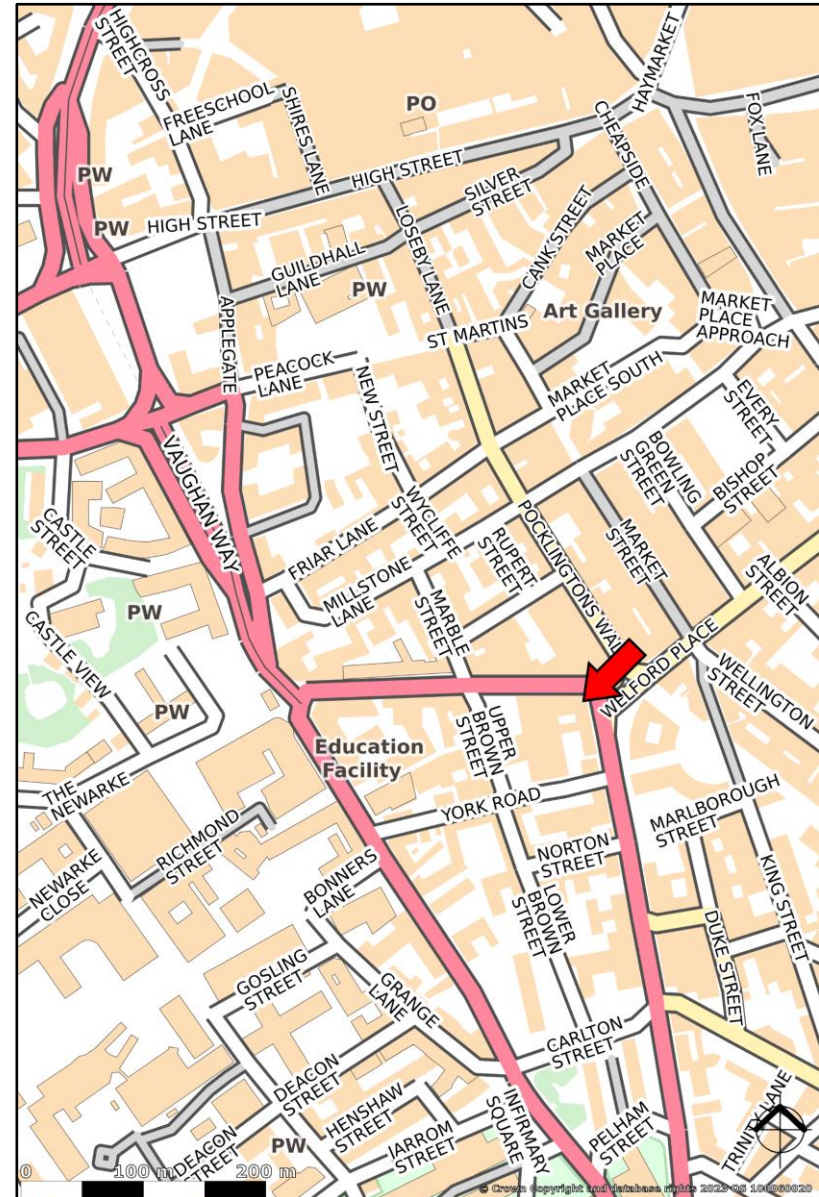
Newarke Street multi-storey car park is located close to the property.

The property is opposite Leicester Magistrates Court and is easily accessible to a variety of restaurants, bars and cafes.

The area surrounding the property has undergone major redevelopment within recent years with the development of The Circle in 2018 which is a mixed scheme of offices occupied by Mattioli Woods plus residential.

The property is located approximately within a 15 minute walk from Leicester Railway Station which provides a regular service to London St Pancras.

 **what3words:**
///grapes.fleet.tries



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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations