

**MATHER  
JAMIE**

01509 233433

**1st & 2nd Floors  
66-68 Charles Street  
Leicester  
LE1 1FB**

**TO LET  
£50,000 pax**



**Large Open-Plan Offices**

**763.3 sq m (8,217 sq ft)**

# 1<sup>st</sup> & 2<sup>nd</sup> Floors, 66-68 Charles Street, Leicester, Leics, LE1 1FB

## DESCRIPTION

First and second floor offices with a predominantly open-plan layout currently with some partitioning which can be removed.

## ACCOMMODATION

First Floor	399.9 sq m	(4,305 sq ft)
Second Floor	363.4 sq m	(3,912 sq ft)
<b>Total</b>	<b>763.3 sq m</b>	<b>(8,217 sq ft)</b>

**NB:** Floor areas provided by VOA website.

## TENURE

The property is available either as a letting of both floors or on a floor-by-floor basis, on a new lease for terms to be agreed.

## RENT

**1st & 2nd Floors**  
**£50,000 (fifty thousand pounds)** per annum exclusive

**1st Floor**  
**£35,000 (thirty five thousand pounds)** per annum exclusive

**2nd Floor**  
**£32,000 (thirty two thousand pounds)** per annum exclusive



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## VAT

VAT will not be charged on the sale rent.

## BUSINESS RATES

Local Authority: City of Leicester  
Period: 2023/2024  
Rateable Value: £30,500

## LEGAL COSTS

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

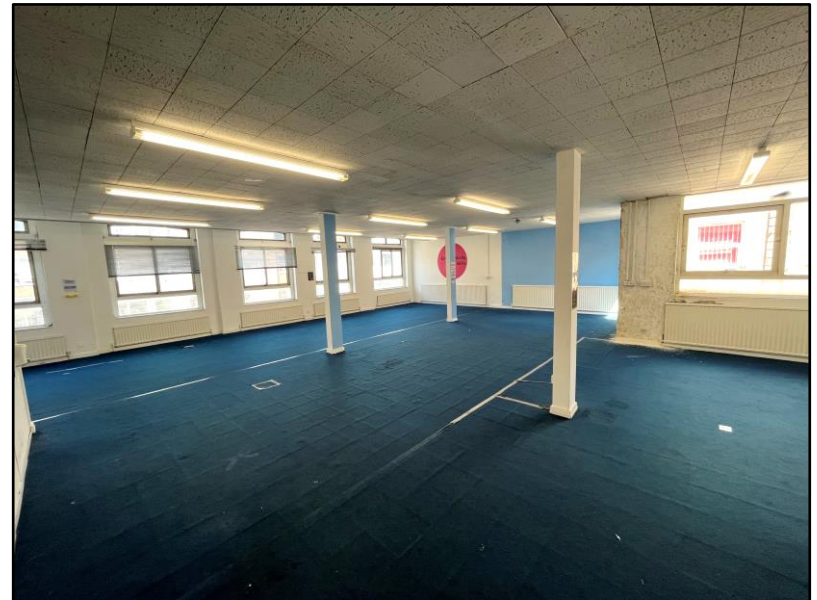
## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 80 within Band D. The EPC is valid until 2 July 2029.

## PLANNING

We understand the premises have authorised use under Class B1 (Offices) of the Town & Country Planning (Use Classes) Order 1987.

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



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## LOCATION

The offices are centrally located in Leicester City Centre, fronting Charles Street above The British Heart Foundation.

 **what3words:**  
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## **CONTACT:**

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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