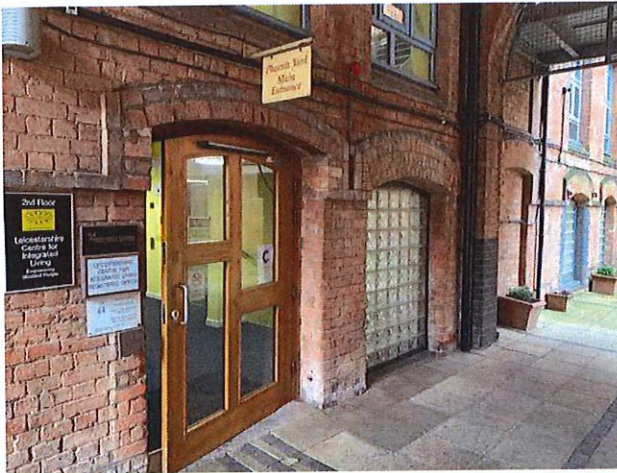


TO LET

OFFICE SUITE

**PHOENIX YARD
UPPER BROWN STREET
LEICESTER
LE1 5TE**



- 150 sqm (1,611 sqft) third floor office suite
- Imposing street frontage opposite the Sue Townsend Theatre.
- Approx. 100m from modern 470 space car park
- High quality fit-out
- £13,750 per annum exclusive



Chartered Surveyors, Valuers and Commercial Property Consultants

Sturgis Snow and Astill for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide and do not constitute any part of a contract; (ii) no person in the employment of Sturgis Snow and Astill has any authority to make or give any representation of warranty whatever in relation to this property.

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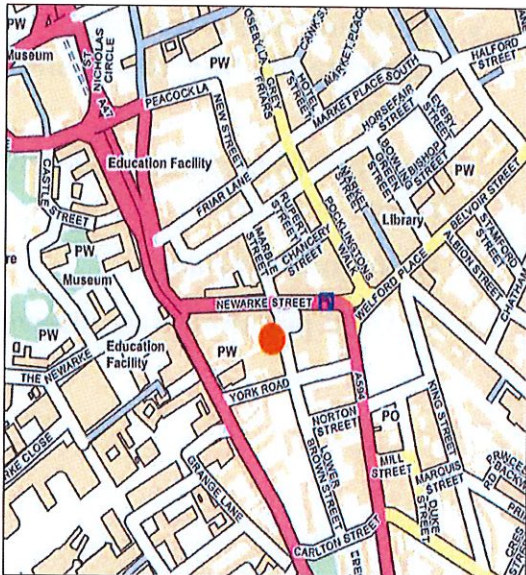
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W www.sturgis-snowandastill.co.uk

LOCATION

Phoenix Yard stands on the west side of Upper Brown Street just to the south of its junction with Newarke Street, being a major route into the city centre. The buildings are within 100 metres of the entrance to the 470 place Newarke Street car park.

De Montfort University's main city campus is approximately 150 metres to the west, to which this scheme is linked by a pedestrian way from Oxford Street. Leicester's retail core is approximately 400 metres to the north.



DESCRIPTION

Phoenix Yard comprises a late 19th century mill complex arranged in three multi-storey buildings around a small central courtyard. The LSE Consortium completed a major refurbishment project resulting in a vibrant mixed use scheme which has proved popular with both office and leisure uses.

THE THIRD FLOOR OF BLOCK B has now become available to let on a new lease. It offers:-

- Approx. 150 sq.m. (1,611 sq.ft.) net internal area.
- Independent gas fired central heating.

- Part air conditioned
- Male and female toilets.
- Double glazed windows.
- Lift access.

N.B. The suite has been fitted out to a high standard by the former tenant.

TENURE

The suite is offered to let on a new effectively fully repairing and insuring lease (via a service charge) for a term of years to be agreed.

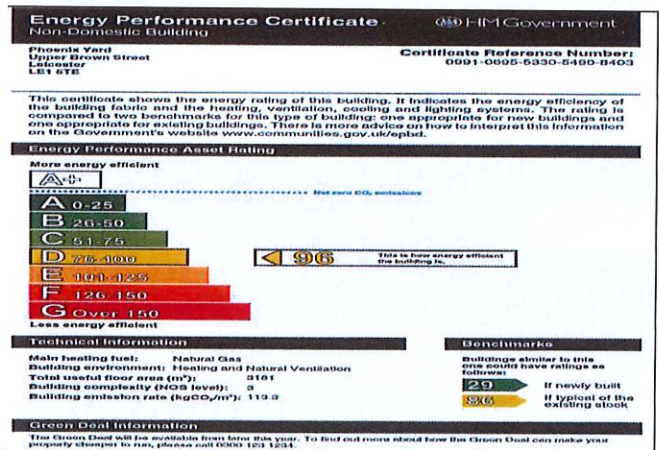
RENT

£13,750 per annum exclusive.

RATES

Rateable Value: £10,000

ENERGY PERFORMANCE CERTIFICATE



LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

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VIEWING

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Subject to contract

Reference: DGS



Money Laundering

Sturgis Snow and Astill LLP is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation for the purposes of combatting money laundering and terrorist financing. The firm conducts due diligence on behalf of its clients at the beginning of the business relationship and risk assessment is monitored thereafter on an ongoing basis for all transactions. In order to do this we will request identification and carry out an electronic check (which does not leave a footprint). Sturgis Snow and Astill LLP staff are trained in how to comply with the legislation and we may refuse to act if we have concerns.

Health and Safety

You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting the premises.

Property Misdescriptions Act

All statements in the attached particulars are believed to be correct but their accuracy is not guaranteed, nor do they form part of any Contract or Warranty. Unless specified to the contrary, interested parties should note the following

All dimensions, distances and floor areas are approximate and are given for guidance purposes only.

Information on Tenancies and Tenure has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by their Solicitors.

Information on Rating Assessments and Town & Country Planning matters has been obtained by verbal enquiry only from the relevant Local Authority. Prospective Purchasers/Lessees are recommended to obtain written confirmation prior to entering into any commitment to Purchase/Lease.

All information on the availability of mains services is based upon information supplied to us by the Vendor/Lessor. All statements regarding service installations including apparatus and fixtures and fittings do not warrant the condition or serviceability of the items referred to as no test have been carried out prior to acquisition. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition.

All prices and rents are quoted exclusive of Value Added Tax unless expressly stated to the contrary.

