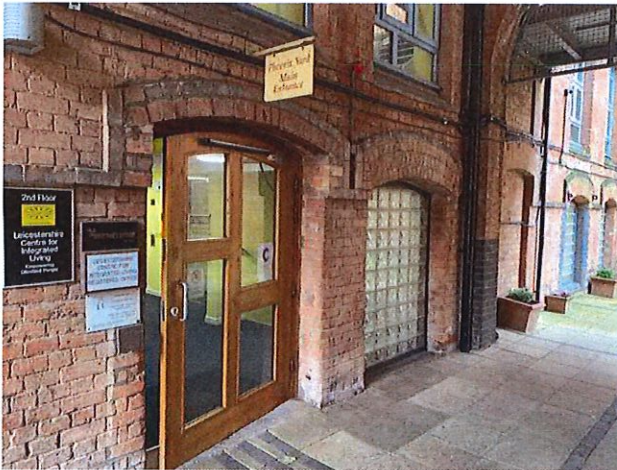


# TO LET

**OFFICE SUITE OVER TWO FLOORS –  
COULD BE SPLIT**

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



- Second floor office suite - 327 sqm (3,524 sqft)
- Third floor office suite - 152 sqm (1,643 sq ft)
- Can be combined or may let separately
- Imposing street frontage opposite Sue Townsend Theatre
- Multi storey and surface car park opposite
- Lift to all floors
- Central courtyard



## **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 whatsoever in relation to this property.

**Sturgis Snow & Astill LLP**  
98 New Walk, Leicester LE1 7EA

**T** +44 (0)116 255 5999

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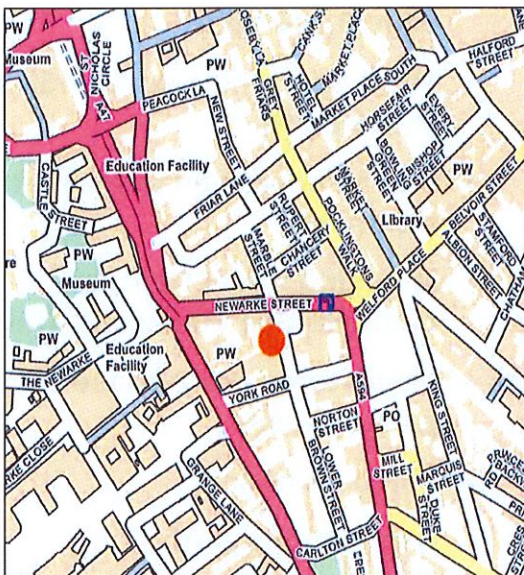
**E** [info@sturgis-snowandastill.co.uk](mailto:info@sturgis-snowandastill.co.uk)

**W** [www.sturgis-snowandastill.co.uk](http://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 building is within 100 meters of a 470 space city centre car park.

The property is within walking distance of both the city centre and a short walk to the main railway station with connections to London and the north.



## DESCRIPTION

Phoenix Yard comprises a late 19<sup>th</sup> century mill complex arranged in three multi-storey buildings around a small central courtyard. The complex has vibrant mixed use and has proved popular with both office and leisure use. The property has retained some of its original features and offers flexible use.

**THE SECOND AND PART OF THE THIRD FLOOR IN BLOCK A** has become available to let on a new lease. It can be let as a whole or may consider splitting the two floors. It offers:-

- Second floor 327 sqm (3,524 sqft) net internal area
- Third floor 152 sqm (1,643 sqft) net internal area
- Gas fired central heating

- Separate toilets on each floor
- Lift and stairs access

## TENURE

To Let on a new effectively fully repairing and insuring lease (via a service charge) for a term of years to be agreed

## RENT

On application

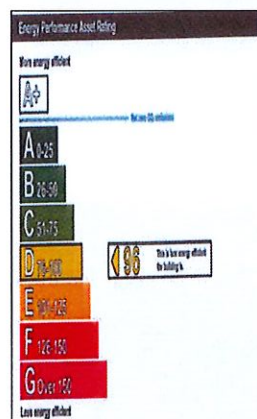
## RATES

Rateable Value £29,000

## SERVICES

The premises are connected to all mains services, although please note that these have not been tested.

## ENERGY PERFORMANCE CERTIFICATE



## LEGAL COSTS

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





## **VIEWING**

Strictly by arrangement through the sole agent:

Sturgis Snow and Astill LLP  
98 New Walk  
Leicester  
LE1 7EA

Tel: (0116) 2555999  
e-mail: [info@sturgis-snowandastill.co.uk](mailto:info@sturgis-snowandastill.co.uk)

Subject to contract

## **Money Laundering**

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification, i.e. passport, driving licence, etc., and also for proof of current address, i.e. recent utility bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

## **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.

