

TO LET

CITY CENTRE OFFICE SUITE

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



- 150 sqm (1,611 sqft) first floor self-contained office suite
- Imposing street frontage opposite the Sue Townsend Theatre
- Good public car parking provision opposite
- High quality fit-out
- £14,500 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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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 100m of a 470 space multi-storey car park and directly opposite a small surface 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 19th century mill complex arranged in three multi-storey buildings around a small central courtyard. The complex has vibrant mixed uses and has proved popular with both office and leisure users. The property has retained many of its original features.

The first floor in Block B has become available to let on a new lease.

- 150 sqm (1,611 sqft)
- Gas fired central heating
- Male and female toilets
- 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

£14,500 per annum exclusive

RATES

Rateable Value effective from 1 April, 2023 is £10,500.

SERVICES

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

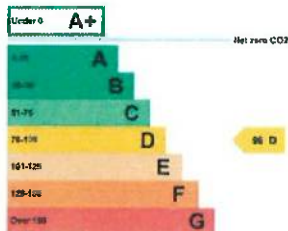
ENERGY PERFORMANCE CERTIFICATE

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The lower the number, the more carbon dioxide (CO2) property is likely to emit.

How this property compares others

Properties similar to this one could have

If newly built

If typical of the existing stock

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.

LEGAL COSTS

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

VIEWING

Strictly by arrangement through:

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

Tel: (0116) 2555999
e-mail: 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

