



To Let

Modern Office Suites + Parking

GF + FF Century House + 24 De Montfort Street +
Leicester + LE1 7GB



1,868 - 3,971 Sq Ft

£22,500 - £48,000 per annum



**Modern open
plan plates**



**Recently
refurbished**



**4 Parking
spaces per suite**



**Short walk from
Leicester
Railway Station**



**New lease per
suite**



**REDUCED
RENT**

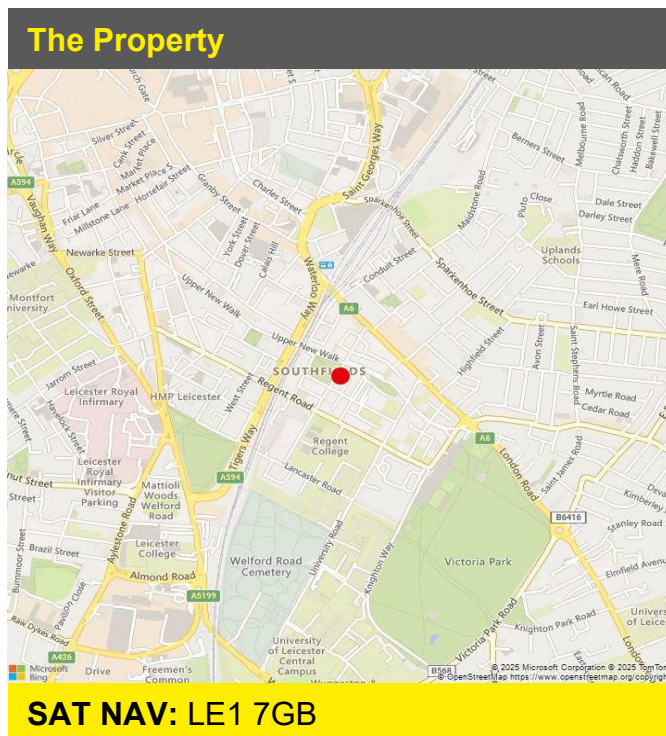




Location

The property is located fronting De Montfort Street within the heart of the professional office district in central Leicester, within a few minutes walking distance of Leicester Railway Station on London Road.

De Montfort Street connects into London Road and thereafter the inner ring road network at Waterloo Way. A full range of city centre amenities are within short walking distance.





Description

Century House is a five-storey office premises fully refurbished to a high standard located in the heart of Leicester's professional office district.

The ground and first-floor suites are self-contained with individual alarm systems in-situ, with direct entrances off the central staircase.

Specification includes

- + New carpets
- + Air conditioning
- + Perimeter trunking
- + Suspended ceilings with inset lighting
- + Passenger lift
- + Full DDA compliance
- + 4 car parking spaces per suite

Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
<u>Ground Floor</u> Offices	1,868	173.5
<u>First Floor</u> Offices	2,103	195.4
TOTAL	3,971	368.9

Each suite is available individually or combined.





Rating Assessment

Ground Floor Suite

Rateable Value (2023):	£20,000
Est. Rates Payable (2025/2026):	£11,100

First Floor Suite Part

Rateable Value (2023):	£13,000
Est. Rates Payable (2025/2026):	£7,215

First Floor Suite Part

Rateable Value (2023):	£10,250
Est. Rates Payable (2025/2026):	£5,688

The first floor will require re-assessment for the whole.

Energy Performance Certificate

A copy is available upon request.

Terms

The premises are available by way of a new lease for a term to be agreed on the following initial rents:

Ground floor:	£22,500 per annum exc.
First floor:	£25,500 per annum exc.

A service charge is levied for common area maintenance and upkeep. Further information is available upon request.

Prices are quoted excluding VAT, which is applicable.

Unrepresented Parties

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020).

Unrepresented parties are recommended to obtain professional advice.

Viewing

Strictly by appointment with the sole agent

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