

TO LET

PERIOD OFFICES NEW WALK, LEICESTER

**98 New Walk
Leicester
LE1 7EA**



- Ground floor offices with on-site car parking.
- 56.8 sqm (611 sqft).
- Additional storage in basement if required.
- 2 no. car parking spaces in rear car park.
- Overlooking De Montfort Square.
- 5 minutes walk from the railway station.



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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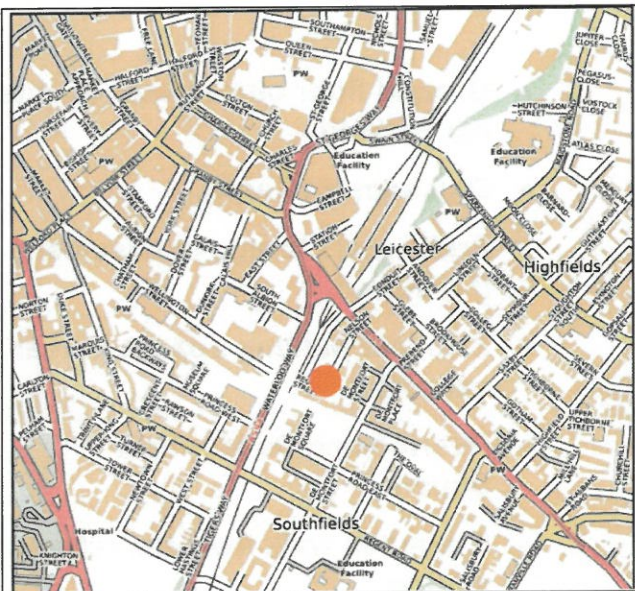
E info@sturgis-snowandastill.co.uk

W www.sturgis-snowandastill.co.uk

Location

98 New Walk stands on the north side of New Walk facing onto De Montfort Square with rear access to the car park off Nelson Street.

The entrance to Leicester's railway station is within 350m, while the city centre, marked by the Clock Tower, is about half a mile to the north-west.



Description

The Premises comprise the ground floor of this Grade II Listed building with front entrance off New Walk and a rear entrance from the car park accessed off Nelson Street.

More particularly, the accommodation is arranged as follows:

Front office	22.9 sqm (246 sqft)
Rear office 1	20.6 sqm (222 sqft)
Rear office 2	13.3 sqm (143 sqft)

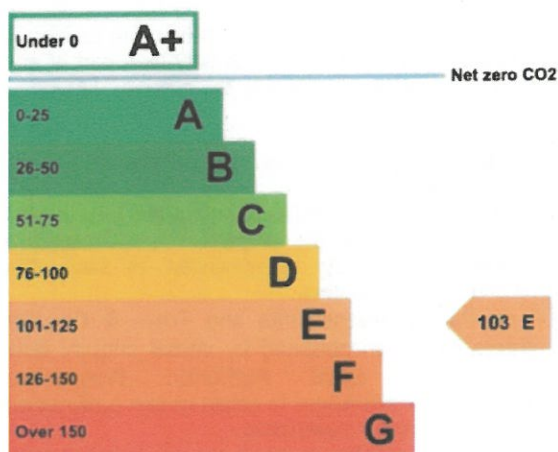
Shared kitchen and toilets

All benefitting from gas-fired central heating.





Energy Performance Certificate



Properties get a rating from A+ (best) to G (worst) and a score.

Tenure

The Premises are offered To Let on an internal repairing and insuring lease for a term of years to be agreed.

Rent

£9,500 per annum exclusive plus VAT.

Services

A contribution towards the cost of services will be assessed based on an agreed apportionment.

Rates

The Premises have a Rateable Value of £7,900.

Costs

Each party to bear its own costs.

Viewing

Strictly by arrangement with Sturgis Snow and Astill.

Sturgis Snow and Astill LLP
98 New Walk
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Reference: DGS
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 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.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.