

To Let

CENTRAL OFFICE SUITES - AVAILABLE ON FLEXIBLE TERMS



**EPIC HOUSE, 2 CHARLES STREET, LEICESTER,
LE1 3JA**

424 Sq Ft to 1,050 Sq Ft

£7,800 - £18,600 per annum

- Refurbished Office Suites
- No Service Charge
- Flexible terms available
- LED Lighting and Cat 5 Cabling

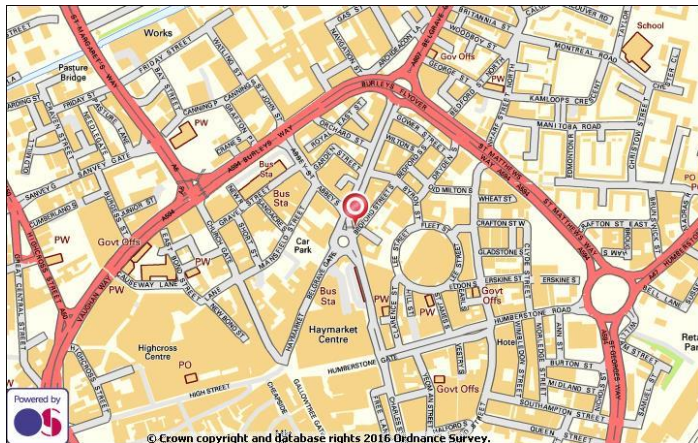
LOCATION

Epic House is located on the east side of Charles Street at its junction with Lower Hill Street in the Leicester City centre.

A well established NCP car park provides nearby parking off nearby Lee Circle and the location is just a few hundred meters from the central clock tower.

SAT NAV: LE1 3JA

Google Maps: <https://goo.gl/maps/Y7Nk6hpAw372>



DESCRIPTION

A fully refurbished mixed use building incorporating various self contained modern upper floor office suites.

The suites include the following:

- Perimeter trunking
- Suspended ceiling with LED lighting
- Carpet Floor Covering
- Shared kitchen and toilet facilities

ACCOMMODATION

The available suite sizes range from:

39.40 Sq M to 97.63 Sq M (424 Sq Ft to 1,050 Sq Ft)

RATING ASSESSMENT

At present the suites are not separately assessed for rating purposes.

ENERGY PERFORMANCE CERTIFICATE

These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Andrew & Ashwell or its employees or agents. Neither Andrew & Ashwell nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars. The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Andrew & Ashwell will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

An EPC is available on request.

TERMS

Rentals ranging: £7,800 - £18,600 per annum

Flexible occupational terms are available. The rent quoted is inclusive of service charge which covers common facilities and upkeep of external parts of the building.

More information is available upon request.

VAT

Prices are quoted excluding VAT.



VIEWING

Strictly by appointment with the sole agent

Andrew + Ashwell Chartered Surveyors
53 London Road Leicester LE2 0PD

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