



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Devonshire House, 26 Bank St, Lutterworth LE17 4AG



TO LET

£12,900 Per annum

SUITE 10, THE CRESCENT
LEICESTER
LE1 6RL

- First Floor Office 1,173 sq ft
- Incentives available
- Secure parking
- Grade 2 Listed Georgian property

LOCATION

The Crescent is ideally located in the heart of Leicester on King Street by the junction of Princess Road West and Regent Road. King Street gives easy access to Welford Road and Market Street and the City Centre is within easy walking distance. Leicester Train Station with its frequent direct trains to London St Pancras is located approximately 800m from the Crescent, Highcross Shopping Centre is approximately 800m away and DeMontfort University approximately 500m away. There is easy access to the Leicester ring road from The Crescent.

DESCRIPTION

The Crescent is one of Leicester's most prestigious office facilities with its unique and iconic heritage architecture. Developed in 1811 by James Rawson to create a high quality residential neighbourhood, built for professional people, it is one of Leicester's best surviving examples of Georgian architecture. In the 1960s the building was no longer occupied and under threat of demolition. Fortunately it was saved by property developer Mr Edward A. Poulton who restored the individual residences converting them to high quality character offices. As a result of this The Crescent was awarded the Civic Trust Award in 1972. The property is now a multi-occupied office space offering accommodation to a number of thriving businesses.

ACCOMMODATION

Suite 10 is an office located on the first floor of The Crescent enjoying views out over King Street and beyond. The office consists of a large open plan office with good levels of natural light, heating, perimeter power, lighting, a shared kitchen point and common area WCs. The building offers access to fibre broadband, meeting rooms, CCTV, secure car parking with the provision of one allocated car parking space and there is lift access to all floors.

BUSINESS RATES

According to the Valuation Office Agency Website from April 2017 the office has a Rateable Value of £9,700. If this is your only business premises you may be exempt from paying business rates via the Small Business Rates Relief Scheme. Interested applicants are advised to contact Leicester City Council should they have any queries.

EPC

The Property is a Listed building and is therefore exempt from the requirements for an EPC.

TERMS

The office is available to let by way of a new lease with terms to be agreed. .

VAT

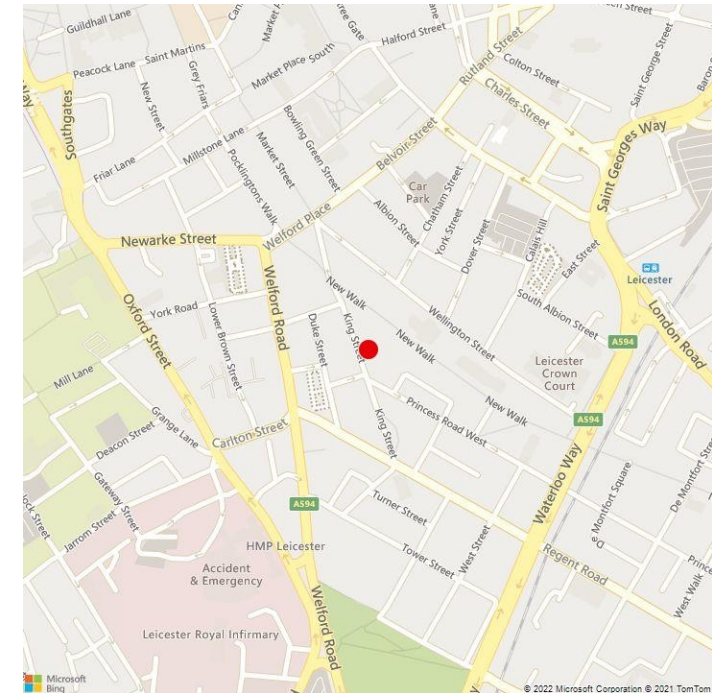
VAT is not chargeable on the rent.

LEGAL COSTS

Each party to bear their own legal costs.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017" require us to verify the identity of the purchaser prior to acceptance of an offer by the seller. Our practice is to request that you bring both a driving licence and passport for all parties to accompanied viewings. Please contact us prior to submitting an offer if this is not possible, we will then discuss other acceptable methods to verify your identity.





SUBJECT TO CONTRACT Disclaimer:

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