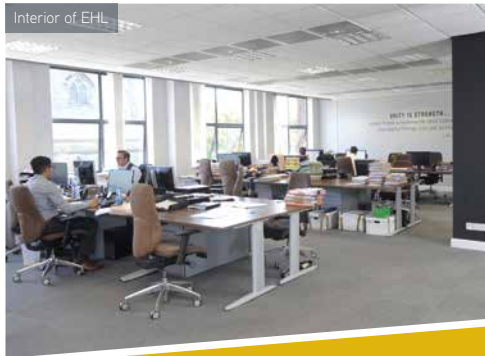


City Gate House

ST. MARGARETS WAY / LEICESTER / LE1 3DA

3,064 sqft to 12,918 sqft

Self contained office building situated in an established city centre commercial area close to the Highcross Shopping Centre



TO LET

FEATURES

- Open plan & cellular offices
- Gas central heating
- Comfort cooling system
- Gym/showering facilities
- Onsite document storage facility
- Rent: £8.58 per sq ft

City Gate House

ST. MARGARETS WAY / LEICESTER / LE1 3DA

LOCATION

The property is prominently situated fronting on St Margaret's Way (A6) which is a main arterial route in to Leicester City Centre. The property is situated close to the North- West of Leicester City Centre. Access to the property is via Canning Place and Bay Street. The property is highly visible on the junction of St Margaret's Way (A6), Burleys Way (A594) and Vaughan Way (A5694). The property is within walking distance of the Highcross centre and wider Leicester City Centre benefiting from excellent transport links.

SPECIFICATION

The property comprises a self contained modern four storey office building with secure on-site parking for approximately 30 vehicles.

The accommodation provides a series of open plan and cellular offices with suspended ceilings, perimeter trunking, gas central heating and a comfort heating and cooling system. In addition there is onsite document storage facilities.

PLANNING

The property is understood to have planning consent under class B1 (Business) of the Town & Country Use Classes Order 1987.

TENURE

The property is held on a 20 year fully repairing and insuring lease which expires on 11 August 2024. The property is available as a whole or floor by floor basis by way of an assignment or sub-lease. Full terms are available from the joint agents.

AVAILABILITY

Floor	Sq ft	Sq m
Ground Floor	4,820	447.8
First Floor	5,034	467.7
Second Floor (Occupied by EHL)	5,034	467.7
Third Floor	3,064	284.6
Total	17,952	1,667.8



TERMS

The accommodation is available by way of a new lease on the whole or floor by floor basis.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

RENT

£8.58 per sq ft.

BUSINESS RATES

Rates Payable: £2.70 per sq ft.

SERVICE CHARGE

£4.02 per sq ft.

VIEWING & FURTHER INFORMATION

If you are interested and would like more information please get in touch.

Ravinder Cheema
0115 908 2132
ravinder.cheema@eu.jll.com

Alexandra Hawkes
0115 908 2128
alexandra.hawkes@eu.jll.com

Jenny Clarke
0116 255 5455
jclarke@innes-england.com

Laura Hibbs
0116 255 5455
lhibbs@innes-england.com



JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. © 2016 Jones Lang LaSalle IP, Inc. 14/06/16. Design by carve-design.co.uk.