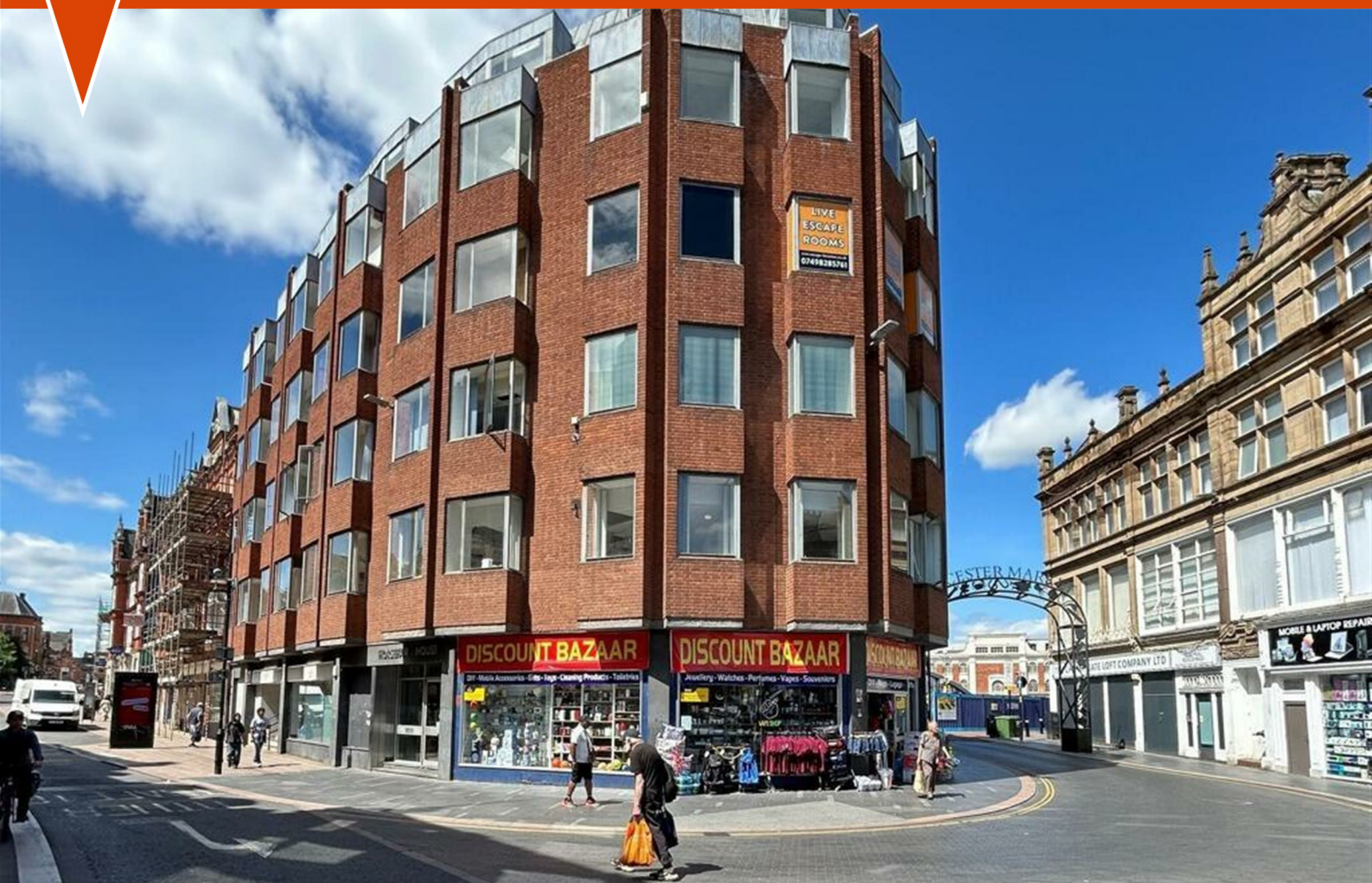


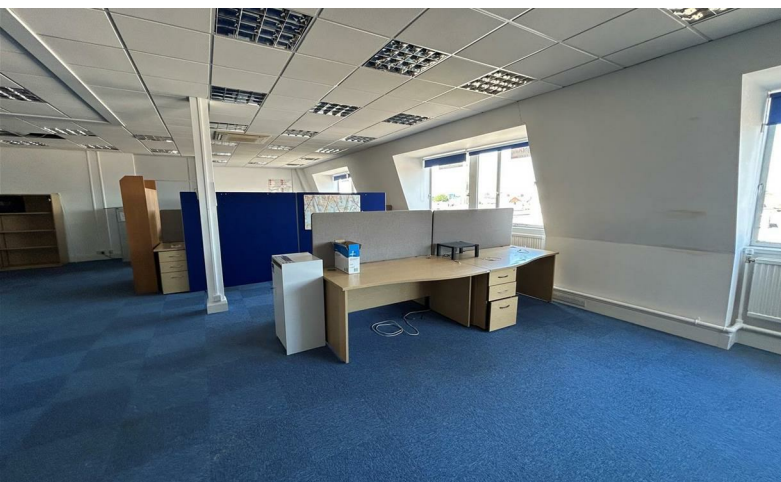


READINGS

www.readingspropertygroup.com



- **Prominent City Centre location**
- **Flexible Office Accommodation**
- **Close to all amenities**
- **Rent: £6.50 per sq.ft**



£767 (From) PCM

Horsefair House, 1-5 Horsefair Street, Leicester, Leicestershire, LE1 5BP

Horsefair House, 1-5 Horsefair Street, Leicester, Leicestershire, LE1 5BP

Readings Property Group are pleased to bring to market flexible and attractive office suites offering a mix of open-plan and cellular accommodation. The spaces feature suspended ceilings with recessed lighting and are fully carpeted throughout.

Some suites benefit from fitted air-conditioning units and include dedicated welfare and kitchenette facilities, while others have access to shared communal amenities.

The offices are accessible via both lift and staircase, with shared WC facilities available within the building.

Location

The property is located at the southern end of Leicester's shopping district, occupying a prominent corner position at Horsefair Street and Market Place. It is easily accessible on foot from Gallowtree Gate and Granby Street.

Leicester's extensive retail and leisure amenities are all within a few minutes' walk, with both Highcross and Haymarket shopping centres situated less than half a mile away. Leicester Railway Station is also within easy walking distance via Granby Street.

Rental & Service Charge

Rents are at £6.50 per sq ft.

A service charge is payable to cover a due proportion of the costs incurred by the landlord for maintenance of common parts and the provision of services to the building. Details available upon request.

Accommodation

1st Floor 197.3 sqm (2,124 sf)

2nd Floor 131.5 sqm (1,416 sf)

3rd Floor 145.8 sqm (1,569 sf)

4th Floor 198.4 sqm (2,136 sf)

5th Floor 347.3 sqm (3,735 sf)

Total 1,020 sqm (10,980 sf)

Rating

The property is to be separately assessed for rating purposes.

Energy Performance

Available on request.

Planning

The property has an authorised use as an office within Class E of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

VAT

All figures quoted are exclusive of VAT. The property is not registered

Services

We understand all mains services are connected to the property, save for gas.

Legal Costs

Each party is to bear their own legal costs incurred.

Application & Referencing

All applications will be subject to the relevant checks.

Viewings

Strictly by appointment with Readings Property Group, 48 Granby Street, Leicester LE1 1DH (Hassan Gaffar) (0116) 2227575 or Joint Agents Innes England (Dillhan Sharma) (0116) 255 5455

Agents Notes

CONSUMER PROTECTION LEGISLATION - These letting details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our Details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the prospective tenant for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.