



To Let

# Modern Offices

Pegasus House + 17 Burleys Way + Leicester + LE1 3BH



**5,725 - 18,419 Sq Ft**

**£11.00 per Sq Ft**



**Prominent  
position to Inner  
Ring Road**



**Open plan floor  
plates**



**Enterprise zone  
- Up to 5 years  
rates relief**



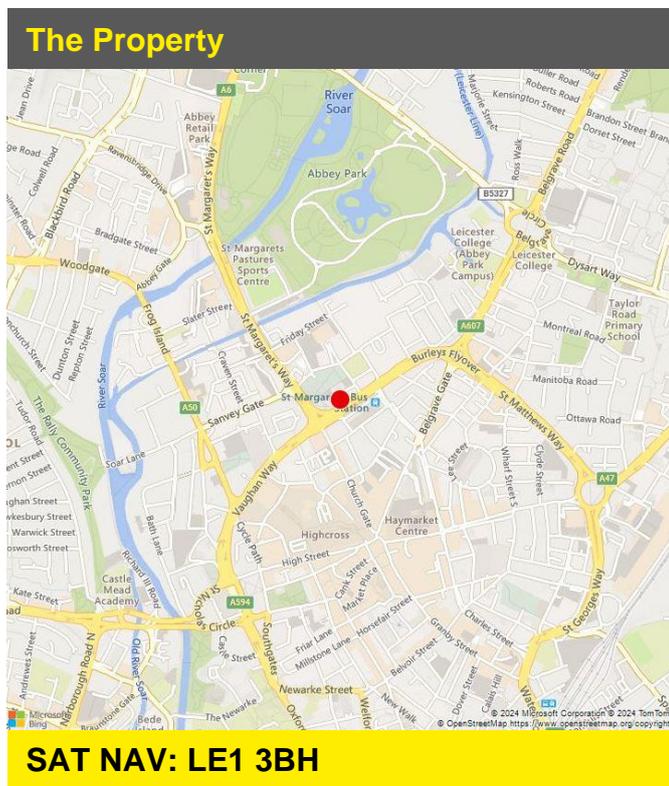
**Car park to rear**



### Location

The property occupies a prominent position to Leicester's Inner Ring Road (Burleys Way), accessed immediately off the A6. Nearby amenities within Leicester City Centre are within close proximity, with Highcross Shopping Centre being less than 0.5 miles to the South.

Immediately adjacent to the newly refurbished St Margarets, and within a short distance to Haymarket Bus Station, immediate public transport links are very good. Leicester Train Station is located c. 1 mile south of Pegasus House.



### Rating Assessment

Rates payable will be in the region of £5 per square foot. Rates information is for guidance purposes only.

### Viewing

Strictly by appointment with the sole agent

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**Joe Dodd**  
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### Description

Pegasus House comprises a five storey office building, providing modern open plan floor plates with central common stairwell and M/F WCs to each floor. A rear car park provides designated parking.

The specification includes:

- + Modern open plan accommodation
- + Suspended ceilings with LED lighting
- + Perimeter trunking
- + Air conditioning throughout
- + M/F WCs to each floor
- + Rear car park: 1:1000 SQ FT ratio

### Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground floor	5,725	531.9
First floor	6,347	589.6
Third floor	6,347	589.6
Fourth floor	6,347	589.6
<b>TOTAL</b>	<b>18,419</b>	<b>1,711.1</b>

### Terms

The accommodation is available on a new effective full repairing and insuring lease for a period to be agreed at a rent of **£11 per square foot**. A separate service charge for upkeep and maintenance of common parts is levied.

VAT is applicable at the prevailing rate..

### Unrepresented Parties

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020). Unrepresented parties are recommended to obtain professional advice.

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