



To Let

## Attractive Office Suites

Premier House + 29 Rutland Street + Leicester + LE1 1RE



**1,388 - 9,123 Sq Ft**

**£11.50 per Sq Ft**



**City Centre  
location -  
Cultural Quarter**



**Refurbished  
suites -  
Available  
immediately**



**Close proximity  
to Leicester  
Train Station**



**Available in  
parts or as a  
whole**

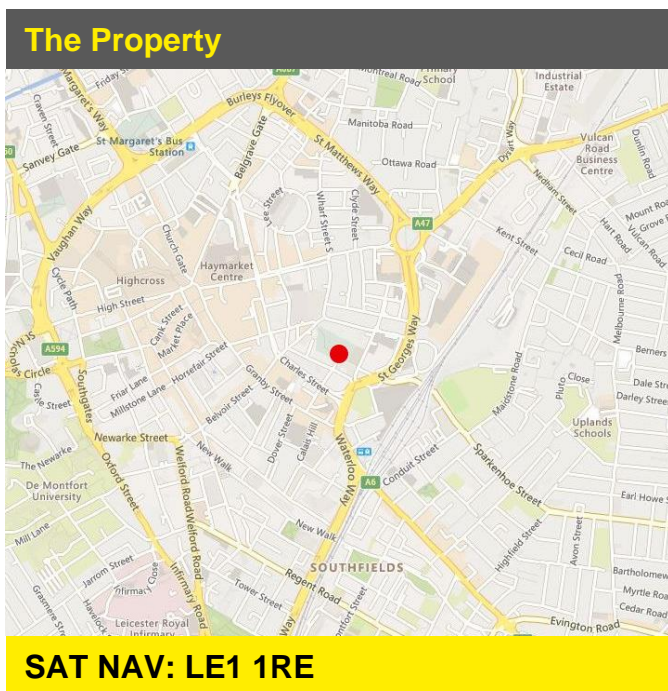


### Location

The property is located to the east of Charles Street on the corner of Rutland Street and Colton Street within the city of Leicester.

This location falls within the cultural quarter of Leicester and benefits from nearby amenities of LCB Depot, eateries and bars. Road access around the city is good via the Inner Ring Road at St George's Way. Public transport is located nearby and is well served along Charles Street. Leicester Train Station is within a few minutes walking distance, positioned on a major mainline, providing links to London St Pancras in c. 60 minutes.

Parking is available at an adjacent NCP, including alternative options in the vicinity.



### Rating Assessment

Rates payable equate to c. £3 per square foot. Small businesses may benefit from rates exemption for the smaller available suites.

### Viewing

Strictly by appointment with the sole agent

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### Description

Premier House is a Grade II listed dating back to 1875, comprising office accommodation over four floors, sympathetically refurbished to provide high quality open plan accommodation with ground floor reception.

The building has been refurbished to the following specification:

- + Suspended ceilings throughout with LED lighting
- + Brand new kitchenettes to each floor
- + Door Access entry systems with 24 hour access
- + Recently refurbished common WCs
- + Attractive entrance reception
- + Period features throughout
- + Air conditioning to all floors
- + Lift access to all floors

### Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground floor	2,635	244.8
First floor – Suite 1	1,388	128.9
First floor – Suite 2	1,516	140.8
Third floor	3,584	333
<b>TOTAL</b>	<b>9,123</b>	<b>847.5</b>

### Terms

Individual suites and floor by floor lettings are available from **£11.50 per square foot**.

There is a separate service charge for shared consumption of utilities, maintenance and repair of common areas, rates and insurance. VAT is applicable.

### Unrepresented parties

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

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