

OFFICE PREMISES

TO LET



14-16 Talbot Lane, Leicester, LE1 4LR

#FileNo/2025/4376

Eddisons

# 14-16 Talbot Lane

Leicester, LE1 4LR



Agreement

To Let



Detail

Office Premises



Rent

£26,500 pax



Size

273.79 sq m (2,974 sq ft)



Location

Leicester, LE1 4LR



Property ID

#FILENO/2025/4376

**For Viewing & All Other Enquiries Please Contact:**



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## Property

The premises comprises a three storey mid-terraced building with basement of traditional brick construction beneath a pitched roof covered in slate. The front elevation comprises an individual access entrance door and single glazed sash windows at ground level whilst the upper floors also incorporate single glazed sash windows. The rear elevation comprises an individual access entrance door which is accessed via the car park.

Internally, the premises is laid out to provide a mixture of open plan and cellular offices, a reception area and WC facilities at ground level. There are stairs going to the basement floor which provides ancillary storage accommodation. The first and second floors provide further offices, open plan and cellular layouts together with welfare facilities and ancillary storage.

Externally, the premises has the benefit of 5 car parking spaces allocated.

## Accommodation

From measurements taken on site, we can provide the following net internal area:

Area	m <sup>2</sup>	ft <sup>2</sup>
Basement	15.28	164
Ground Floor	87.70	944
First Floor	98.45	1,060
Second Floor	72.36	779
<b>Total NIA</b>	<b>273.79</b>	<b>2,947</b>

## Services

We understand that all mains services are connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

We understand the premises has authorised use from the Local Planning Authority under Use Class E Offices of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

**Charging Authority:** City of Leicester  
**Description:** Offices and Premises  
**Rateable Value:** £23,750

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Energy Performance Certificate

Available on request.

## Tenure

The premises are available to let by way of a new lease for a term of years to be agreed.

## Rent

**£26,500 per annum exclusive**

## VAT

All figures are exclusive of VAT.

## Unrepresented Parties

Unrepresented parties are advised to seek professional advice from an RICS Member or other property professional and read the RICS Code for Leasing Business Premises 2020 together with its supplemental guide.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

Prospective parties will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

The premises is well-positioned on Talbot Lane in Leicester, which is a cul-de-sac located on the western side of Leicester's inner ring road system (A564 Vaughan Way/Southgates) and few minutes walking distance from the city centre. Talbot Lane connects to St Nicholas Circle and Hinckley Road (A47), a major arterial route providing direct links with the inner ring road system and further connects to the motorway networks, J21 of the M1/ M69 and J22 of the M1.







