

TO LET

£26,938 PCM

Office Building

3,003 sq m (32,325 sq ft)



 T: 0116 254 8107

 E: info@skybluehomes.co.uk

 W: www.skybluehomes.co.uk



Rutland Centre
56 Halford Street
Leicester
LE1 1TQ



DESCRIPTION

Available Now

- A manned reception area making a statement to staff and clients
- Secure cycle parking
- Excellent natural light
- Full access raised floors
- City center location close to amenities
- Customisable open-plan layout
- A strong local labour pool
- Ample on-site parking



Ample Car
Parking



Kitchen/
Breakout



Heating

DESCRIPTION

The property is a seven-story office building featuring a staffed reception area.

Currently, three floors are available for occupancy. Upon entering, you'll find a welcoming shared reception area equipped with elevators providing access to all floors.

Each level is designed for optimal functionality and comfort, offering well-appointed WC facilities and kitchens. Ample car parking is available through separate negotiations.



Rutland Centre, 56 Halford Street, Leicester, LE1 1TQ



ACCOMMODATION

Specification		
Floor 5	1,003 sq m	(10,775 sq ft)
Floor 6	1,003 sq m	(10,775 sq ft)
Floor 7	1,003 sq m	(10,775 sq ft)
Total	3,009 sq m	32,325 sq ft

TENURE

The property is available by way of a new lease on terms to be agreed.

GUIDE RENT

£323,256 (Three hundred twenty-three thousand, two hundred fifty-six pounds.) per annum exclusive.

VAT

VAT will be applicable to the rent.

SERVICE CHARGE

TBC per quarter inclusive comprehensive maintenance and external building and additional items



Rutland Centre, 56 Halford Street, Leicester, LE1 1TQ



BUSINESS RATES

Local Authority: City of Leicester

Period: 2023/2024

Rateable Payable: Dependant on sq ft

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating within Band D. The EPC is valid until 7th August 2034.



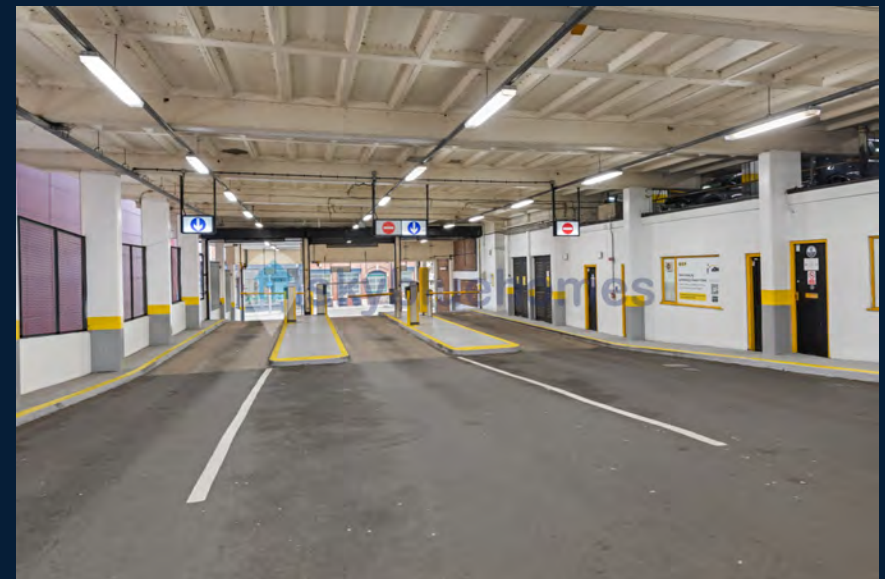
PLANNING

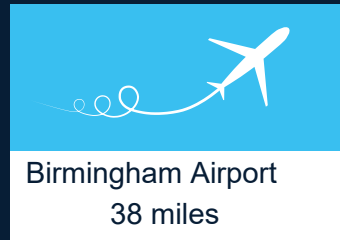
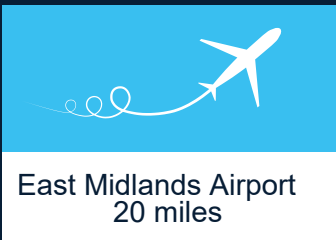
The property has an authorised use for offices in accordance with Class E of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

Interested parties are advised to make their own enquiries of the local planning authority.

ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).



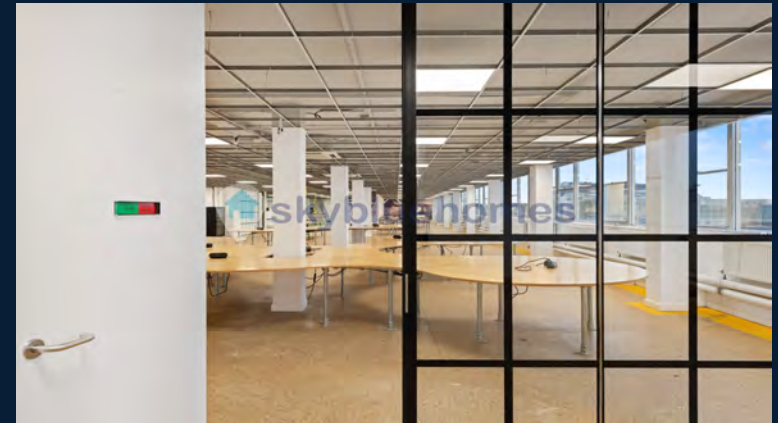


LOCATION

Nestled in the vibrant heart of Leicester, the second-largest city in the East Midlands, this prime property offers an unbeatable location to elevate your business. The property enjoys a prestigious address just 0.2 miles from the bustling Highcross Shopping Centre.

Commuting is a breeze, with excellent transport links and proximity to the Midland Mainline railway station. Surrounding amenities include popular names like Tesco, Costa Coffee, and McDonald's, ensuring convenience and a lively atmosphere for your team and clients alike. The Rutland Centre is surrounded by a dynamic mix of commercial and residential properties, with offices, leisure facilities, and vibrant city life.

Rutland Centre, 56 Halford Street, Leicester, LE1 1TQ



AMENITIES

FLEXIBLE OFFICES TO LET

A HOST OF AMENITIES ON THE DOORSTEP

A wide range of hotels (budget – 4 star); restaurants; coffee shops; convenience stores; supermarkets; leisure and fitness clubs; cinemas, theatres, and a museum centre are all within walking distance. You can even enjoy open water swimming and Dragon Boat racing in the summer months by simply hopping in your car!

If you want more, the train station is only a walk away providing access to a host of nearby cities including Birmingham, in under 50 minutes and London in just over 1 hour.

For sports fans, Leicester City Football Club and Leicester Tigers Rugby Club add further prestige to the area.

RESTAURANTS



HOTELS



SHOPPING & LEISURE





FURTHER INFORMATION

 T: 0116 254 8107

 E: info@skybluehomes.co.uk

 W: www.skybluehomes.co.uk



Sky Blue Homes Ltd. Company No: 07394512

IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given. Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting. Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority. Sky Blue Homes do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies.

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations. Copyright and Use Restriction Notice: All images and marketing materials are owned by Sky Blue Homes Ltd and cannot be reproduced or used without our written consent. Unauthorised use is strictly forbidden and may lead to legal action. For permission, contact Sky Blue Homes Ltd in writing.