

OFFICE SUITES

TO LET



21 and 21B St. Martins, Leicester, Leicestershire, LE1 5DE

#AV/2025

Eddisons

21 and 21B St. Martins

Leicester, Leicestershire, LE1 5DE



Agreement

To Let



Detail

Office (21)
Office (21B)



Rent

£15,000 pax
£21,000 pax



Size

81.58 sq m (878 sq ft)
109.81 sq m (1,182 sq ft)



Location

Leicester, LE1 5DE



Property ID

#AV/2025

For Viewing & All Other Enquiries Please Contact:



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Property

The premises comprises self-contained office suites which forms part of a larger attractive Grade II* Listed three storey building of solid brick construction beneath a pitched slate roof.

Internally, the premises is laid out to provide open plan office accommodation together with welfare facilities and ancillary storage. An attractive glass atrium provides natural light into the premises whilst the premises also has the benefit of suspended led lighting, carpet floor covering and is heated by way of a gas central heating system.

Externally, the premises has the benefit of car parking spaces that are securely gated.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following Net Internal floor area.

Area	m ²	ft ²
Ground / First Floor Suite (21)	81.58	878
Ground Floor Suite (21B)	109.80	1,182

Energy Performance Certificate

The EPC Rating is - 21 St Martins - D / 76

21B St Martins - E / 106

Services

We understand 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 property benefits from authorised use under Class E (Commercial, Business and Services use) 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: 21 - £5,600
21B - £7,300

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.

Tenure

The property is available To Let by way of a new lease, for a term of years to be agreed.

Rent

21 - £15,000 per annum exclusive

21B - £21,000 per annum exclusive

Service Charge

The tenant is responsible for a fair portion of the costs of the upkeep of the common areas.

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

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

Anti-Money Laundering

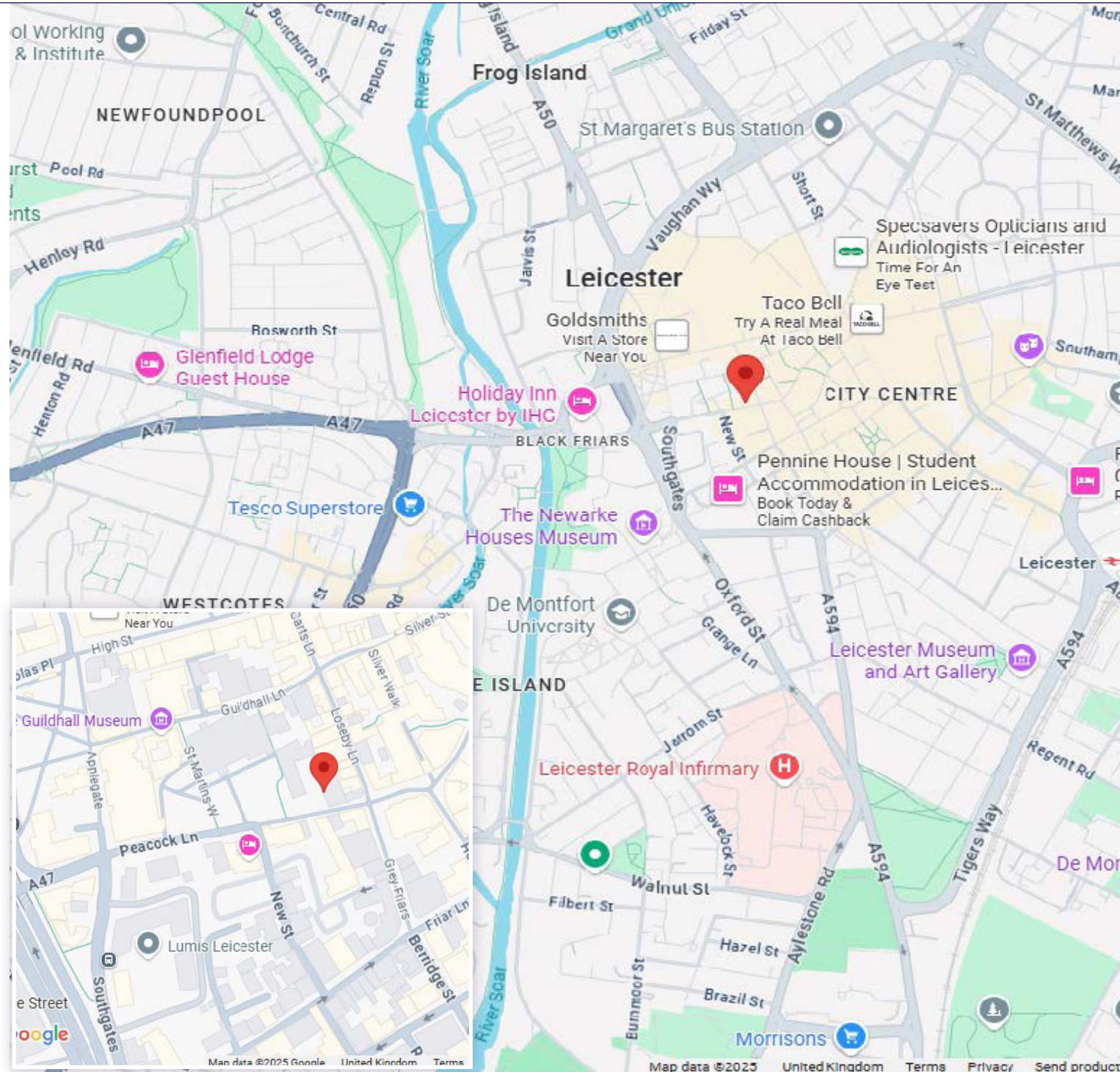
Prospective parties will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The premises is situated within the established city centre professional office district in the Greyfriars conservation area and occupies a prominent frontage position to the north side of St Martins, directly opposite the Richard III Visitor Centre.

The area has the benefit of being in close proximity to the fashionable food and beverage quarter of St Martins Square, known for being one of the most prestigious destinations in the city, whilst also being within walking distance of the primary retailing destinations of the Highcross Shopping Centre and the Clock Tower.

Leicester railway station is some 0.7 miles to the south-east whilst the premises benefits from vehicular access to the inner ring road, Welford Road, which in turn facilitates access to all other parts of the city.





Goldsmiths Watches & Jewellery

Highcross

The Guildhall Museum

Jubilee Square

St Martins Square

Peace Hall

Lumis Leicester

UKEC Leicester

Pennine House | Student Accommodation in...

The Rutland & Derby Arms

The Wool Factory | Student...

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