



For Sale / To Let

Substantial Four Storey Offices

St. Andrews House + 48 Princess Road East + Leicester + LE1 7DR



5,154 - 24,050 Sq Ft

£2,500,000 for the Freehold

Leasehold enquiries invited



**Open plan
suites to each
floor**



**High
specification
throughout**



**Passenger lift to
all floors**



**Sub GF with 11
marked parking
spaces**

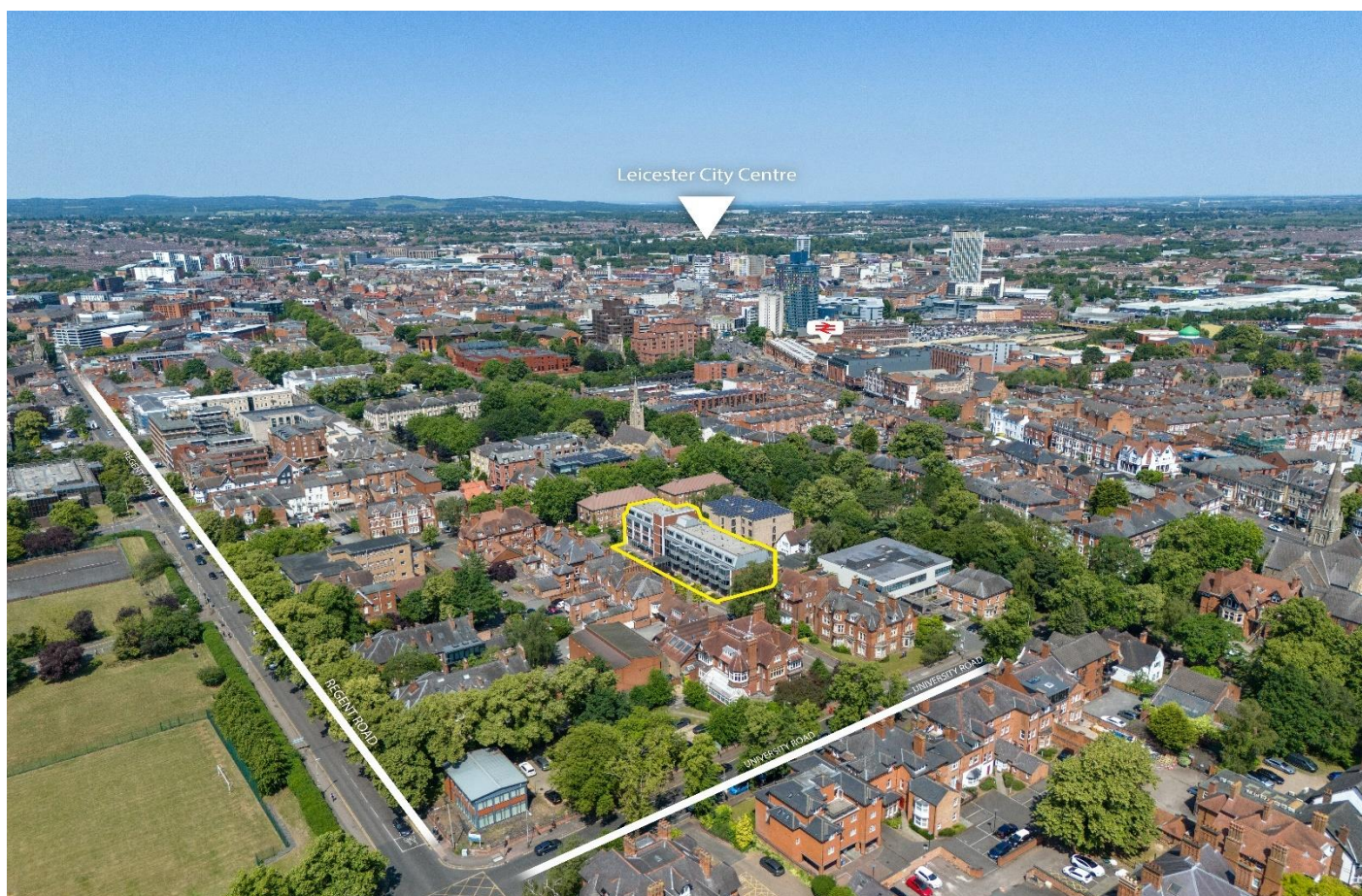


**Close to
Leicester Train
Station**



**Alternative use
potential (STP)**





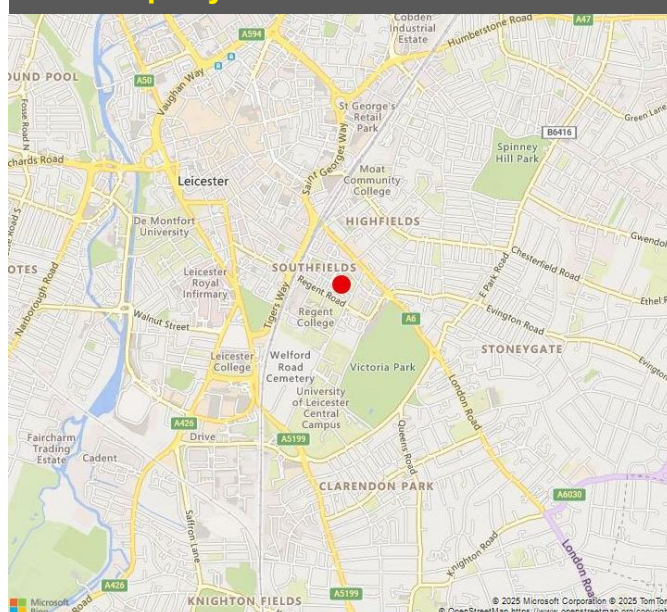
Location

The property occupies a prominent position fronting Princess Road East, within the attractive New Walk conservation area of Leicester.

Located a short distance to London Road (A6) and Leicester's Inner Ring Road, city centre accessibility is good, whilst also being a short distance to Leicester's mainline Train Station.

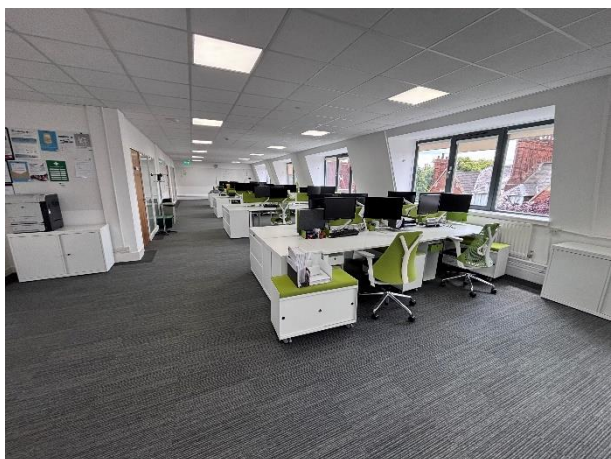
A full range of city centre amenities are within a short walking distance.

The Property



SAT NAV: LE1 7DR





Description

The property comprises office accommodation built over 4 floors, encompassing brick and glazed elevations, flush mounted aluminium windows and ground floor entrance canopy. A sub ground floor level is accessed externally, providing marked parking for 11 cars and storage.

The main accommodation is built in two wings, off a central stairwell core, with associated WCs at each floor, entrance reception and passenger lift. Each wing provides mainly open plan accommodation, albeit partitioned in part to allow for singular offices and meeting rooms. The specification throughout is high, fitted with suspended ceilings, inset LED lighting with PIR sensors, gas central heating, carpets, raised access floors and good levels of natural light.

The site is rectangular in shape, wide fronted, to a site area of circa 0.31 acres.

Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground floor Office + Archiving	5,154	478.8
First floor Offices + Meeting suite	6,782	630
Second floor Offices	6,782	630
Third floor Offices	5,364	498.3
TOTAL	24,050	2,234.2





Rating Assessment

Rateable Value (2023): £186,000

U.B.R (2025/2026): £0.555

Est. Rates Payable (2025/2026): £103,230

Rates information is for guidance purposes only.

Energy Performance Certificate

EPC: C

Planning

The property is consented for office use under user class E(g)(i) and may be suitable for alternative development, subject to planning. The property falls within New Walk Conservation Area. Any planning enquiries should be made to Leicester City Council (planning@leicester.gov.uk).

Price / Terms

The property is available for offers in the region of **£2,500,000**. Conditional and unconditional proposals will be considered.

The property can be sold with full vacant possession, or subject to a leaseback of part. Further information is available upon request.

Lettings will also be considered on a floor by floor basis, at a quoting rent of **£10psf**. A service charge will be levied for upkeep and maintenance to the common areas, further information is available upon request.

Prices are quoted excluding VAT.

Viewing

Strictly by appointment with the sole agent

Kelvin Wilson
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Mike Allwood
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