



To Let

## Second Floor Office Suites

Units 13 17 & 18 2nd Floor Silver Arcade + Silver Street +  
LEICESTER + LE1 5FA



**2,244 Sq Ft**  
(208.5 Sq M)

**£22,500 Per Annum**



**Refurbished  
Victorian  
Arcade**



**Wealth of  
attractive  
features**



**Passenger lift**



**Centrally  
located**



**Immediately  
available**

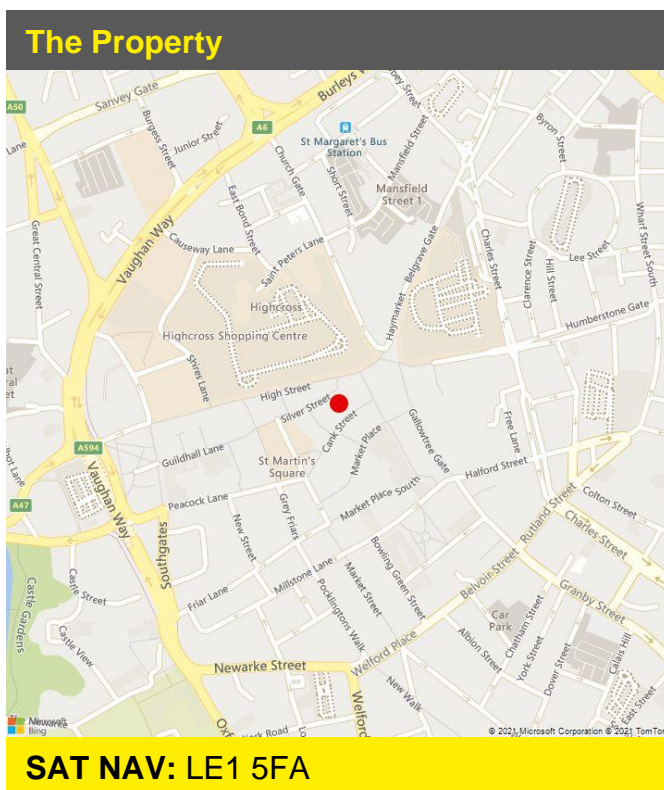




## Location

The Silver Arcade occupies a prominent mid terraced position within the heart of Leicester city centre, with frontage to Silver Street and Cank Street.

Situated within the close proximity to the Highcross, Clock Tower and The Lanes, access to city centre amenities are therefore very good in addition to existing retailers within the ground floor of the Arcade.







### Description

A second floor office suite within a sympathetically refurbished and iconic Victorian Arcade of four storey construction.

The suite is finished to an attractive standard with exposed brick and glazed frontage which provide excellent levels of natural light. The Arcade currently benefits from a wealth of ornate features including vaulted atrium.

The suite is currently separated by way of demountable partitioning, with openings to be created. Further consideration will therefore be given to the retention of separation walls.

A passenger lift provides access to the upper floors.

### Accommodation

DESCRIPTION	SIZE (Sq.Tt.)	SIZE (Sq.M.)
Second floor Offices	2,244	208.5
<b>TOTAL</b>	<b>2,244</b>	<b>208.5</b>





## Rating Assessment

The suite is currently separately assessed for retail purposes and so will require re-assessment.

## Terms

A new lease on internal repairing provisions is available at a rent of **£22,500 per annum exc.** A service charge is levied, further information is available upon request.

Prices are quoted exclusive of VAT, which is applicable.

## Energy Performance Certificate

A copy is available upon request.

## Unrepresented Parties

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020).

Unrepresented parties are recommended to obtain professional advice.

## Viewing

Strictly by appointment with the sole agent

**Harry Brown**  
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