

lot 20

## Humberstone House, 83 Humberstone Gate Leicester, Leicestershire LE1 1WB

Rent  
**£159,840**  
per annum  
exclusive  
with 3 floors  
available to  
let

**Freehold Office Investment**

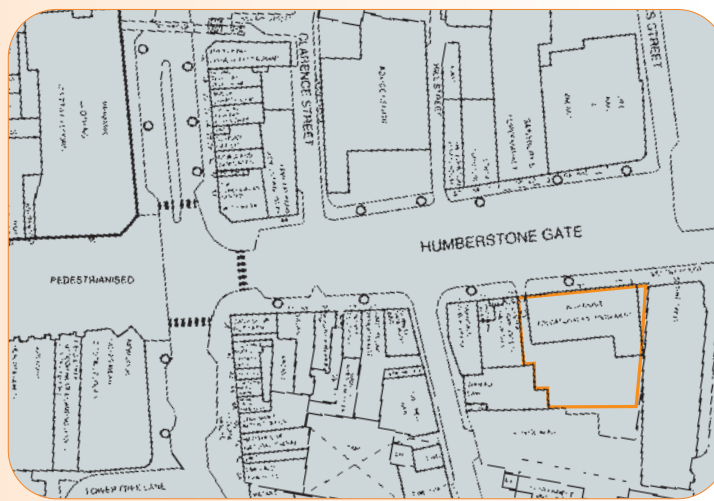
- Majority let to The Intraining Group Limited with 3 floors available to let
- City centre location within centre of Cultural Quarter
- On site parking

- Nearby occupiers include Haymarket Shopping Centre, Leicester Secular Hall, Leicester City Markets, The Curve and Athena Conference Centre
- Six Week Completion Period Available



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**Location**

Miles: 23 miles south of Nottingham  
45 miles east of Birmingham  
100 miles north of London  
Roads: A6, A47, M1 (J21), M69 (J1)  
Rail: Leicester (1 hour 7 minutes to London St Pancras International)  
Air: East Midlands Airport, Birmingham International Airport

**Situation**

The property is prominently situated on Humberstone Gate within the centre of the Cultural Quarter of the City of Leicester which has benefited from a large-scale regeneration project. Nearby occupiers include Haymarket Shopping Centre, Leicester Secular Hall, Leicester City Markets, The Curve and Athena Conference Centre.

**Description**

The property, a substantial and prominent modern office building, comprises office accommodation on the ground and seven upper floors. The offices benefit from air conditioning, open plan floor and a passenger lift. The property benefits from some 24 car parking spaces with rear access to the building via the off-street parking.

**Refurbishment**

The Intraining Group Limited have requested landlord's consent to refurbish the ground floor suite.

**Tenure**

Freehold.

**VAT**

VAT is applicable

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews (Reversions)
Part Basement, Ground, Part First & Second Floors	Office	806.77 sq m (8,684 sq ft)	<b>THE INTRAINING GROUP LIMITED (1)</b>	7 years from 29/09/2009	£87,616	28/09/2014 (28/09/2016) (2)
First - Part (rear)	Office	154.96 sq m (1,668 sq ft)	<b>VACANT AND TO LET (3)</b>			
Third & Fourth	Office	733.19 sq m (7,892 sq ft)	<b>THE INTRAINING GROUP LIMITED (1)</b>	7 years from 29/09/2009	£72,224	28/09/2014 (28/09/2016) (2)
Fifth	Office	354.14 sq m (3,812 sq ft)	<b>VACANT AND TO LET</b>			
Sixth	Office	359.44 sq m (3,869 sq ft)	<b>VACANT AND TO LET</b>			
Seventh	Office	359.45 sq m (3,869 sq ft)	<b>VACANT AND TO LET</b>			
<b>Totals</b>		<b>2,767.95 sq m (29,794 sq ft)</b>			<b>£159,840</b>	

(1) The Intraining Group is one of the top performing national training providers and leading provider of quality work based learning and training solutions to create better futures for individuals, families, business and communities. (Source: <http://www.intraining.co.uk/> 31/10/2012)  
 (2) The lease provides for a tenant option to determine the lease on 28/09/2014.  
 (3) The Sellers are in discussion with a potential occupier of the first floor for a term of 3 years at a rent of £8 per sq ft.

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