

lot 42

## Mansion House, 41 Guildhall Lane, Leicester Leicestershire LE1 5FR

Rent  
**£187,350**  
per annum  
exclusive

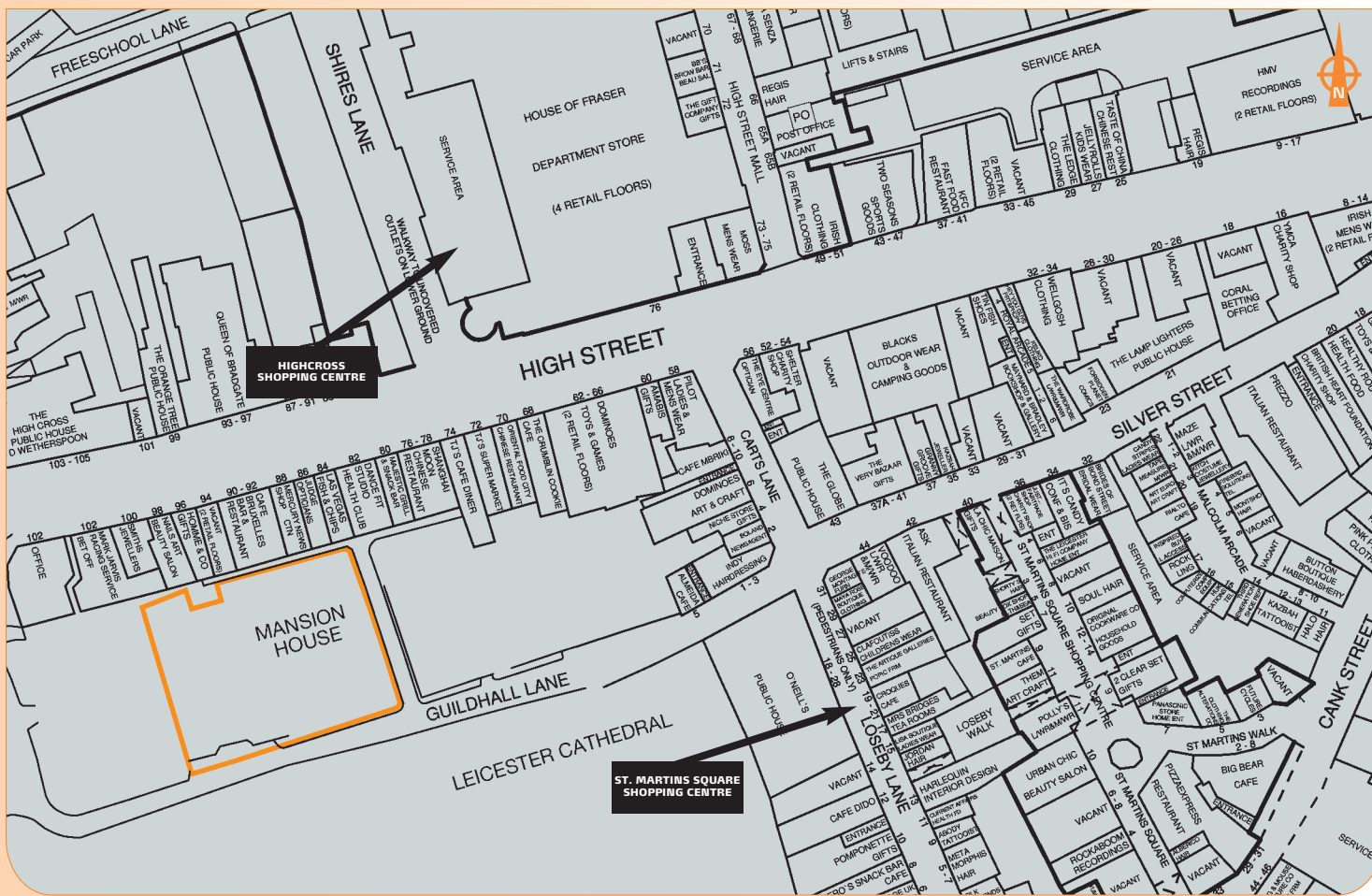
Modern Freehold City Centre Office  
Investment

- Entirely let to HSBC Vehicle Finance (UK) Limited
- Prominent Corner Position in City Centre Location
- Approximately 1,806.53 sq m (19,446 sq ft) of Modern Office Space
- Within close proximity of Leicester Cathedral, Highcross Shopping Centre, The Shires Shopping Centre and St Martins Square Shopping Centre
- On-Site Car Parking for Approximately 18 cars
- Six Week Completion Available



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**Location**

Miles: 27 miles south of Nottingham  
45 miles east of Birmingham  
Roads: A47, A594, M1 (Junction 21), M69 (Junction 3)  
Rail: Leicester Rail station (1 hr 7 mins to London St Pancras)  
Air: East Midlands Airport, Birmingham International Airport

**Situation**

The property is situated in the city centre opposite Leicester Cathedral, in a prominent corner location on the northern side of Guildhall Lane, at its junction with Coronation Place. The property is within walking distance of High Cross Shopping centre, The Shires Shopping Centre and St Martins Square Shopping Centre, with nearby occupiers including O'Neill's, The Guildhall and BBC Radio Leicester.

**Description**

The property comprises office accommodation over ground, first and second floors, with additional basement storage accommodation. The property benefits from a ground floor reception, open plan accommodation, recessed perimeter trunking, an 8-person passenger lift and 18 on-site car parking spaces, 16 of which are contained within the secure site.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Basement	Storage	79.2 sq m (853 sq ft)	<b>HSBC VEHICLE FINANCE (UK) LIMITED (1) (2)</b>	25 years from 25/12/1990 on a full repairing and insuring lease	£187,350	25/12/2015
Ground	Office, Storage and Ancillary	514.5 sq m (5,538 sq ft)				
First	Office and Storage	681.5 sq m (7,336 sq ft)				
Second	Office, Storage and Ancillary	531.4 sq m (5,719 sq ft)				
<b>Totals</b>		<b>1,806.6 sq m (19,446 sq ft)</b>			<b>£187,350</b>	

(1) HSBC Vehicle Finance (UK) Limited are a subsidiary of HSBC Holdings plc. For the year ending 31st December 2010, HSBC Vehicle Finance (UK) Limited reported a turnover of £300,000, pre-tax profits of £300,000 and a total net worth of £7,007,000. (Source: www.riskdisk.com 11/09/2012)  
 (2) The property has been sub-let to Midlands Academy of Business and Technology Limited, an independent educational establishment for students whose first language is not English. (Source: www.midlandsacademy.com 11/09/2012)

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