



Flexible Office Space, Narrow Lane, Aylestone, Leicester LE2 8NA

## Individual Offices in Business Centre - Aylestone

Rent from £250 pcm to £1,500 pcm

2 - 10 person

- A business centre comprising 27 office suites.
- Unit 2 - 1060 Sq Ft Storage and distribution unit £1,500 pcm + gas, electric & water
- Office 12 - 3 person First Floor office with skylight £295 + VAT Pcm
- Office 16 - First Floor - Window 3/4 Person £350 pcm + VAT
- Office 27 - 2 person Ground Floor Cabin £250 + VAT pcm + Electric
- Flexible lease terms available for short lets.
- Situated close to Aylestone Village centre.

# Flexible Office Space, Narrow Lane, Aylestone, Leicester LE2 8NA

## Summary

Size - 250 to 1,060 sq ft  
Rent £250 - £1,500 per month + VAT (Heating and Cleaning Included to Suite 12)  
Service Charge - Included in the rent unless specified  
Business Rates - Tenant responsibility if applicable  
VAT - Applicable  
Legal Fees - Lease arrangement fee £125 towards Landlords costs.  
EPC Rating D (85)

## Description

A choice of units within Leatherline House, Aylestone either in the main building or in the single storey units to the rear. Each Unit has it's own secure space and are suitable for office or distribution but are not suitable for food production or sales.

### Location

Leatherline House Business Centre is in a very pretty part of the Leicestershire LE2 postcode. Next door is the Black Horse Public House which can provide lunch, dinner and throughout the year lots of evening events including Comedy nights

### Availability

Unit 2 - 1060 Sq Ft Storage and distribution unit £1,500 pcm + gas, electric & water. 1 Parking space included

Office 12 - First Floor - Skylight 2/3 Person £295 pcm + VAT

Office 16 - First Floor - Window 3/4 Person £350 pcm + VAT

Office 27 - GF Cabin within the rear Yard - £250 pcm + VAT and Electricity

### Terms

Standard terms of let;

Flexible tenancy lengths held subject to negotiation  
One month's rent + VAT kept as a dilapidation bond  
Rent payable on the first of the month by standing order  
Broadband only available on request; £30 a month + VAT.  
Expected speeds of around 45mb down and 10mb up via a fibre line.  
Offices rented unfurnished

### Car Parking

On street parking is available on a first come first served basis. There is further car parking available at the adjacent farm at a rate of £3 per day via an introduction to the farmer.



## Viewing and Further Information

Keith Pepperdine

Email: [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

Tel: 01664 431330



