



Leatherline House

Narrow Lane, Aylestone, Leicester, LE2 8NA

**2 separate Offices in Business
Centre - Aylestone**

Rent from £250 pcm to £295 pcm

3 Desks

- Office 5, 2 person within a cabin £250 + VAT Pcm + Electric
- Suite 12, 3 person First Floor office with skylight £295 + VAT Pcm
- Within a business centre comprising 27 office suites
- Situated close to Aylestone Village centre

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Summary

Available Size	3 Desks
Rent	£250 - £295 per month + VAT Heating and Cleaning Included to Suite 12
Business Rates	Small Business Rate Relief should be available to qualifying businesses for all offices
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.
VAT	Applicable
Legal Fees	Lease arrangement fee £125 towards Landlords costs.
EPC Rating	D (85)

Description

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

Location

These Offices in the Business Centre in Aylestone sit in a very pretty part of the Leicestershire LE2 postcode. Only a short walk from Leatherline House is the Grand Union Canal running along the River Soar and providing a very picturesque walk or cycle ride. Next door to Leatherline House is the Black Horse Public House which can provide lunch, dinner and throughout the year lots of evening events including Comedy nights

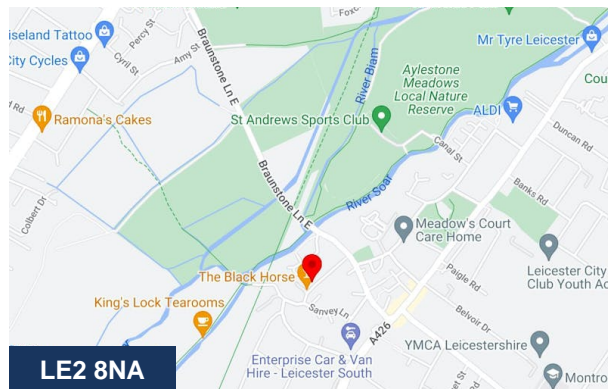
Accommodation

Name	sq ft	Rent	Availability
Ground - Office 5 (Cabin)	255	£250 /month	Available
1st - Floor office suite 12	255	£295 /month	Available
Total	510		

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



Viewing & Further Information

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