



84 Vaughan Way

Leicester, LE1 4SH

**2nd Floor Office and retail space To
Let - £33,600 per annum No Vat**

**Additional smaller ground & first
floor space available upon request**

7,000 sq ft
(650.32 sq m)

- 7,000 sqft office space
- £33,600 per annum no VAT
- All uses considered STTP
- Dark kitchen capabilities
- Meeting & event space
- Private 15 space car park
- Personal lift
- Directly opposite Highcross carpark
- The building is currently undergoing refurbishment works

84 Vaughan Way, Leicester, LE1 4SH

Summary

Available Size	7,000 sq ft
Rent	£33,600 per annum
Business Rates	To be assessed
VAT	Not applicable
Legal Fees	The tenant will contribute £250 + VAT towards the landlords administrative costs. This must be paid before the lease is produced.
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

The majority of the functional office space is situated on the second floor, covering over 7,000 sq ft. It features several large open-plan office areas, private offices, and meeting rooms. Additionally, private welfare facilities, services for a kitchenette and a personnel lift are included. This space is available for rent at £33,600 per annum, which amounts to £4.80 per sq ft.

Internally, the space is currently undergoing refurbishment and additional smaller ground & first floor space available upon request.

Location

Located off Vaughan Way, just 100 yards from the main High Cross shopping complex in the centre of Leicester. Leicester is well situated in the East Midlands with easy access to the M1 and M69 Motorways providing good access into other Midlands towns and Cities. Nottingham to the North is accessed via the M1 or the A46 and Coventry to the Southwest via the M69 are both circa 30 miles and Birmingham via the M6 and M69 is approximately 43 miles. Other local market Towns within 20 miles of Leicester City include Melton Mowbray, Oakham, Loughborough, and Market Harborough

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd	7,000	650.32	Available
Total	7,000	650.32	

Terms

Offered for let on new 5 year Internally repairing and insuring lease - the quoted rent is £33,600 per annum.

A deposit equal to 3-months rent will be required and there will be a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance

Services

With the exception of gas we are advised that all main services are connected to the property. These services have not been inspected or tested by the agent.

Parking

The property benefits from enclosed car parking to the rear for approximately 15 cars.



Viewing & Further Information

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