



Leatherline House

Narrow Lane, Aylestone, Leicester, LE2 8NA

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

Rent from £95 pcm to £950 pcm

1 to 8 Desks

- Office 5, 6-8 people £950 + VAT Pcm + Electric
- Suite 12 First Floor office £325 + VAT Pcm
- Office 17 within a cabin £250 + VAT Pcm
- Suite 26 Tiny I person office £95 + VAT Pcm
- Within a business centre comprising 27 office suites
- Situated close to Aylestone Village centre

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Summary

Available Size	1 to 8 Desks
Rent	£95.00 - £950.00 per month + VAT and Utilities. Heating and Cleaning Included.
Business Rates	Small Business Rate Relief should be available to qualifying businesses for all offices
Car Parking	Suite 2 has 1 allocated parking space and there is no visitor 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

Suite 2 and 26 are Ground Floor Offices and Suite 12 is First Floor within the main complex where 27 office comprise the business centre. Suite 17 is within a Cabin to the rear courtyard

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

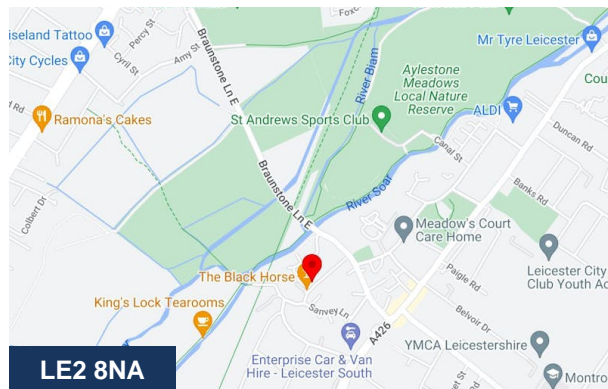
Accommodation

Name	Size	Rent	Availability
1st - Floor office suite 12	-	£325 /month	Available
Ground - 1 Person Office	-	£95 /month	Available
Ground - Office 17 (cabin)	-	£250 /month	Available
Ground - Office 5	-	£950 /month	Available

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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