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Niche Commercial Property Agents



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CONTEMPORARY CREATIVE OFFICE WORKSPACE

Creative Mill

64 Mansfield Street, Leicester LE1 3DL

Total NIA: 4,550 sq. ft

TO LET

KEY FEATURES



Refurbished Building



Modern Offices



LED Lighting



WC's



Kitchen



Open Plan



Onsite Gym



Access Control



LOCATION :

The office property at Creative Mill, 64 Mansfield Street, Leicester, LE1 3DL is situated on the city center's periphery. It benefits from its close proximity to the new Leicester bus terminal and the bustling High Cross Shopping Centre. Additionally, the location offers a short 15-minute walk to Leicester's train station, making it easily accessible by public transportation. For those using cars, the property is well-connected to the Leicester inner ring road, as well as the A50, A46, and M1 road networks. This strategic location ensures convenience and accessibility, making it an attractive choice for potential buyers or tenants seeking a well-connected office space in Leicester.

DESCRIPTION :

This property, located at Creative Mill, 64 Mansfield Street, Leicester, LE1 3DL, presents an attractive opportunity for purchase or lease. It has been recently refurbished and offers modern, well-lit offices featuring LED lighting. Practical amenities including restrooms and a kitchen are available, adding to the property's convenience. The open-plan design allows for versatility, and an onsite gym promotes occupant well-being. Access control systems ensure security. This property is a practical and appealing choice for potential buyers or tenants, offering modern functionality and a focus on occupant comfort and safety.

CONTACT:



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TENURE:

On the new lease to be agreed.

RENT:

£59,150 per annum.

RATEABLE VALUE:

£12,250 per annum (2nd floor).

SERVICE CHARGE:

£3,600 per annum (2nd floor).

VAT:

Applicable.

LEGAL COST:

Each party to bear their own legal costs.

EPC:

C

ACCOMMODATION:

	AREA SQFT	AREA SQM
2nd Floor	4,550	422.71
TOTAL	4,550	422.71



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📍 14 Francis Street, Stoneygate, Leicester LE2 2BD

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