



Units 15a / 16 / 17 Stoughton Grange Farm, Gartree Road, Oadby, Leicester, Leicestershire LE2 2FB

Refurbished Office Suites

- ▶ **Ranging from 96 sq ft - 1,420 sq ft**
- ▶ **Situated in a boutique retail, leisure and office complex**
- ▶ **Ample off-road car parking**
- ▶ **Rent on application**

For enquiries and viewings please contact:



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Location

Stoughton Grange is conveniently situated to the east of Leicester, between Oadby, Stoneygate and Evington on the B667 (Gartree Road). Excellent access to Leicester city centre, the M1 and the M69 are provided by the A6 (1 mile to the south) and A47 (1.5 miles to the north).

Description

Stoughton Grange is a distinctive out of town retail, leisure and office complex on the eastern edge of Leicester, close to the leafy suburbs of Stoneygate, Evington and Oadby. The site was formerly home to the popular Stoughton Farm Park but in recent years, the brick farm buildings have been sympathetically converted into a range of retail and office units, retaining their traditional character with features such as timber shutters and exposed beams.

There are 3 first floor refurbished office suites available with shared WC and kitchen facilities. The suites can be let individually or as a whole. Ample on site car parking is provided.

Accommodation

	Sq M	Sq Ft
Unit 15a	8.9	96
Unit 16	28.7	309
Unit 17	94.3	1,015
Total	131.9	1,420

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Services

All mains services are connected to the premises, save for gas.

Planning

We understand the suites have an authorised use within Class E of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

Tenure

The suites are available by way of a new lease for a term of years to be agreed, either collectively or individually.

Business Rates

Unit 15a

The property is to be re-assessed for rating purposes.

Unit 16

The property is currently listed as Store and Premises and has a rateable value of £1,075. Subject to status the tenant might qualify for 100% rates relief. Source: VOA

Unit 17

The property is currently listed as Offices and Premises and has a rateable value of £5,600. Subject to status the tenant might qualify for 100% rates relief. Source: VOA

Rent

Rent on application

Service Charge

There shall be a service charge payable for maintenance and upkeep of common areas. Further details are available on request from the agents.

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The suites have the following EPC assessments:

Unit 15a - E115

Unit 16 - E109

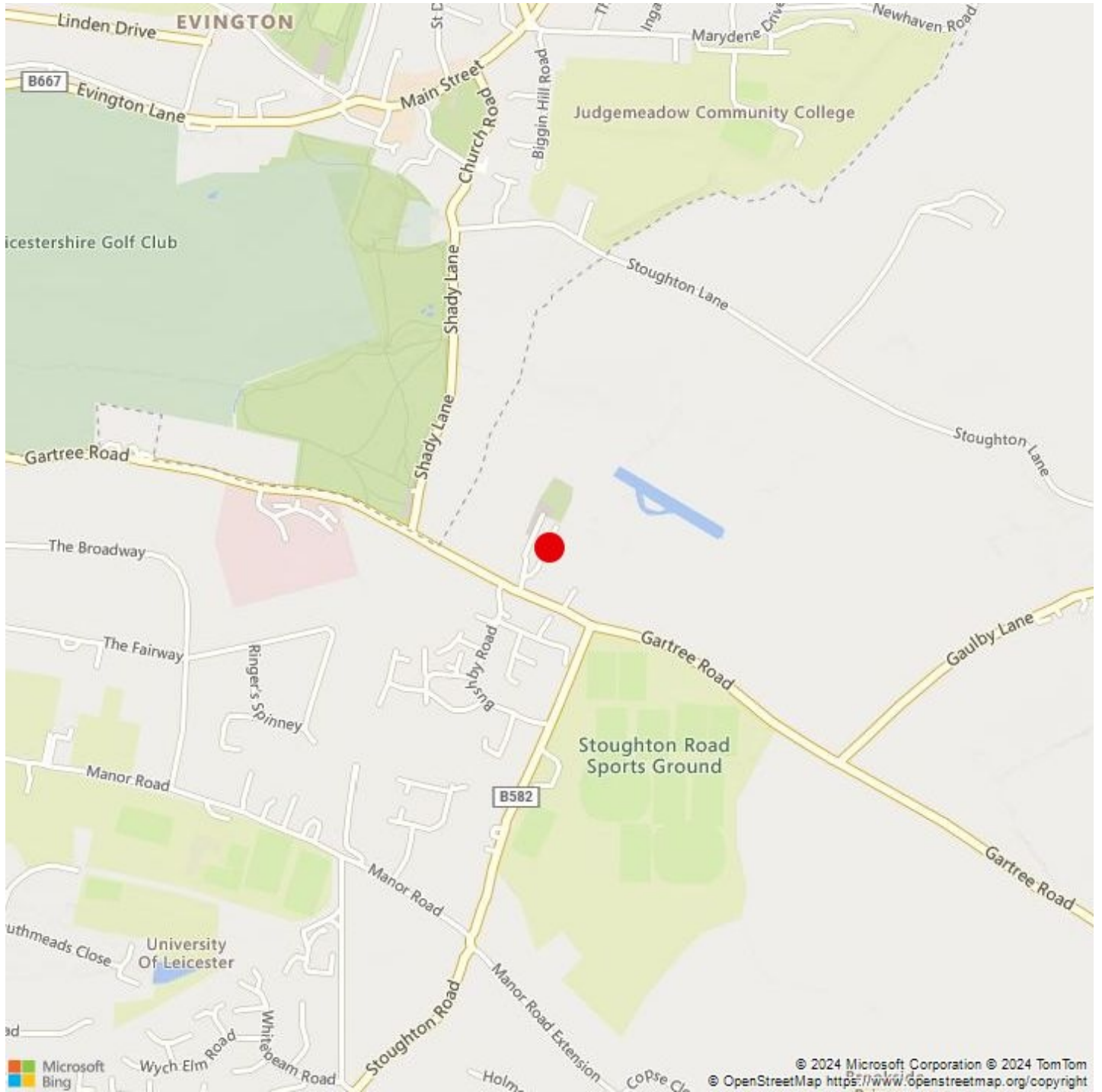
Unit 17 - E115

Viewings

Viewings are by appointment with sole agents Innes England

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