

1 Penman Way, Grove Park

• Leicester • LE19 1SY

TDB
Real Estate



4,265 sq ft

**Prominent Office Suite TO LET on
Leicester's Premier Business Park**

TO LET

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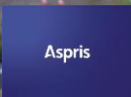
- Prominent position on the Grove Business Park, Leicester
- Close to M1 – 2-minute drive
- 20 parking spaces giving a ratio of 1:213
- Proximity to several local amenities including Fosse Park.



1 Penman Way, Grove Park, Leicester, LE19 1SY



M1





Location

The property is located on Penman way within the well-established Grove Park business park. The property is in prominent location situated near the M1 and M69 motorways, within close proximity to the A563 ring road and just 5 miles from Leicester's City Centre.

The immediate vicinity is predominately office and industrial buildings and also benefits from many other local amenities including Grove Farm Dining & Carvery, Marriott and Hilton hotels, Sainsbury and the Fosse shopping park.

Accommodation

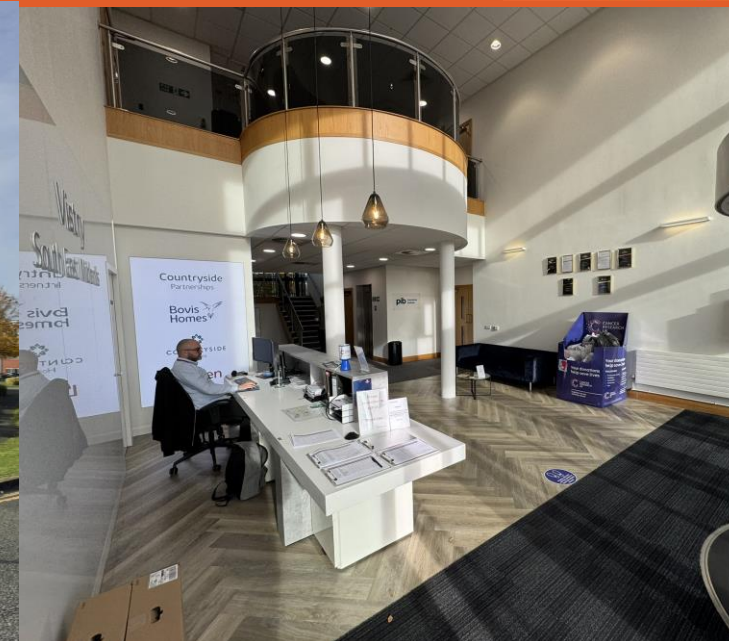
	Sq Ft	Sq M
Ground Floor Office	4,265	396.23
Total	4,265	396.23

Description

The property benefits from the following amenities:

- Shared lobby & entrance
- Secure Car Park with barrier
- 20 parking spaces – ratio of 1:213
- Raised access floors
- Suspended ceilings
- Meeting room space
- Kitchen / break out area
- Ground floor suite – right hand side
- Local amenities include, Grove Farm Dining & Carvery, Marriott and Hilton hotels, Sainsbury and the Fosse shopping park.





Lease

The suite is available on a new effective full repairing and insuring lease for a term of years to be agreed. We are quoting a rent of £78,900 per annum exclusive.

Rates

The current rateable value of the property is £62,000

Rates payable for the current financial year April 2025 – March 2026 equate to £34,410 approximately.

Interested parties are advised to make their own enquiries by contacting the Local Authority.

VAT

The ingoing tenant will be responsible for the payment of any VAT.

Anti-Money Laundering

TDB Real Estate are obligated to comply with the EU's 5th Money Laundering Directive. For further information visit www.tdbre.co.uk/antimoneylaundering/.

Service Charge

Includes all utilities, building maintenance etc.

We understand that all main services are connected to the property. TDB Real Estate have not tested the services or service installations and occupiers are advised to make their own enquiries in this regard.

Legal Costs

Each party to pay their own legal costs in relation to any transaction.

EPC

The premises have an EPC rating of B32. A certificate is available on request.

Viewing

Viewing and further information via the joint agents:



Jack Brown
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