



TO LET

Modern Individual Office Suites within Prestigious Business Centre

Tugby Orchards Business Centre + Wood Lane + Leicestershire + LE7 9WE



Flexible availability from

192 sq ft – 984 sq ft
(17.8 Sq M – 91.4 Sq M)



**1GBPS Ultrafast
Broadband
available**



**Award-winning
Cafe Ventoux
onsite**



**Individual AC &
heating units
powered by
100% renewable
energy**



**Surrounding
countryside
views**



**EV charging
points**



CCTV

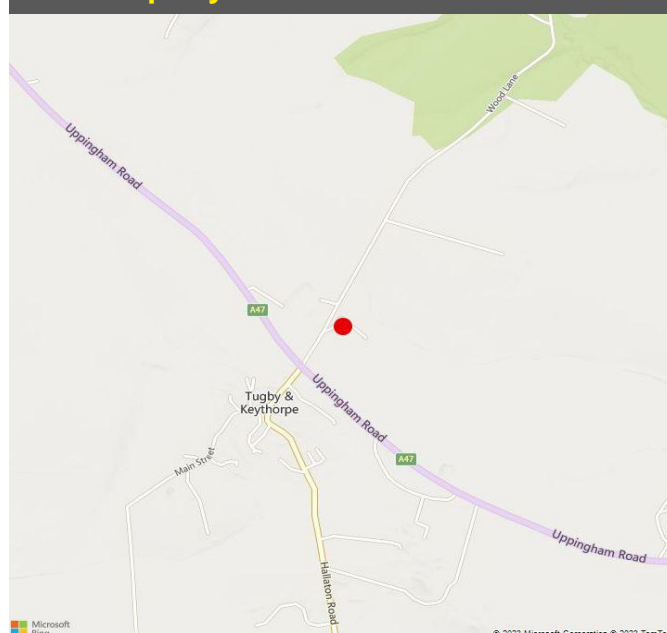


LOCATION

The business centre is located just off the A47 between Leicester and Uppingham, approximately 8 miles East of the A47/A6003 roundabout providing access towards all areas of Rutland and Peterborough, and approximately 10 miles West of access to the Leicester A563 inner ring road.

Whilst surrounded by picturesque countryside views, award-winning destination café-restaurant Café Ventoux is situated on site, offering a convenient location to meet with colleagues or clients as required.

The Property



SAT NAV: LE7 9WE





DESCRIPTION

Tugby Orchards is Leicestershire's Premier Independent Office Park and Business Centre, offering a mix of scenic views surrounding the circumference of the site in addition to on-site amenities via the popular Cafe Vontoux, high-speed internet, event hire facilities, EV charging points, and on-site storage. Situated across 10 acres along the Leicestershire & Rutland border, the business centre was first opened in 2014 following completion of the development, and has since had continuous refurbishment and maintenance undertaken to ensure the site remains modern throughout.

Each individual office suite offers air-conditioning and heating, separately metered electrics, and access to a communal kitchen and WCs. Extensive onsite car parking for both occupiers and visitors is available in addition to bike storage options, and individual unit storage options if required (subject to availability and additional cost).



ACCOMMODATION

UNIT	SQ FT	SQ M	RENT (PCM)
Orchard House Office 2 (GF)	567	52.7	£990
Orchard House Office 5 (GF)	417	38.7	£750
Valley View Office 2 (FF)	422	39.2	£1090
Valley View Office 3 (FF)	192	17.8	£700

The available suites at Orchard House are located directly opposite each other with a communal corridor between each individual entrance. The available suites at Valley View are located adjacent to each other separated only by a non-structural partition. Subsequently, the suites could be combined to offer accommodation of 984 sq ft (91.4 sq m) at Orchard House, or 614 sq ft (57 sq m) at Valley View.

A discount can be applied to the rents in the event of combining units. Further information is available on request.



RATING ASSESSMENT

Office 2 Orchard House

Rateable Value (2023):	£7,900
U.B.R (2022/2023):	£0.499
Est. Rates Payable (2022/2023):	£3,942.10

Office 5 Orchard House

Rateable Value (2023):	£6,500
U.B.R (2022/2023):	£0.499
Est. Rates Payable (2022/2023):	£3,942.10

Offices 2 & 3 Valley View require assessment.

Tenants should benefit from full business rates exemption; however, we encourage interested parties to undertake their own investigations as all rating information is for guidance purposes only and should not be relied upon.

ENERGY PERFORMANCE CERT.

EPCs for all individual units are available on request.

VAT

Prices are quoted excluding VAT.

SERVICE CHARGE

There is a service charge applicable to each unit at a rate of £1.80 per sq ft exc. to provide contribution towards the maintenance, repair, upkeep, and security of the common areas in accordance with standard estate provisions.

UNREPRESENTED PARTIES

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020). Unrepresented parties are recommended to obtain professional advice.

Viewing

Strictly by appointment with the sole agent

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