



First Floor, 9-13 Lutterworth Road, Aylestone, Leicester, Leicestershire LE2 8PH

First Floor Office/Storage Premises

- ▶ **Total GIA: 4,909 sq ft (456.10 sq.m)**
- ▶ **Suitable for a variety of uses (STP)**
- ▶ **Available Q2 2026**
- ▶ **Rent: £20,000 per annum**

For enquiries and viewings please contact:



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Location

The property is situated within Aylestone on the west side of the A426 Lutterworth Road some 3 miles southwest of Leicester City Centre. It also lies on the junction of Wigston Lane to the east Middleton Street / Braunstone Lane East to the north which are both important link roads in this area. To the south Lutterworth Road links with the A563 Leicester Ring Road which provides speedy access to Junction 21 of the M1/M69 motorways.

Description

A first floor self-contained hybrid office / storage premises. The property benefits from its own separate entrance from the side elevation which leads to an internal staircase to the first floor. The office accommodation provides several partitioned rooms, kitchenette and WC accommodation leading to an open plan storage/workshop space. Externally, parking can be made available subject to further discussion.

The Landlord is open to all types of uses.

Accommodation

	Sq M	Sq Ft
First Floor Offices	119.7	1,289
First Floor Storage	336.3	3,620
Total	456	4,909

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

Services

We understand all mains services are connected to the property.

Tenure

The premises are available by way of a new lease for a term of years to be agreed.

Business Rates

The property is to be separately assessed for rating purposes.

Rent

£20,000 per annum

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

VAT may be applicable.

Legal Costs

Each party is to bear their own legal costs incurred.

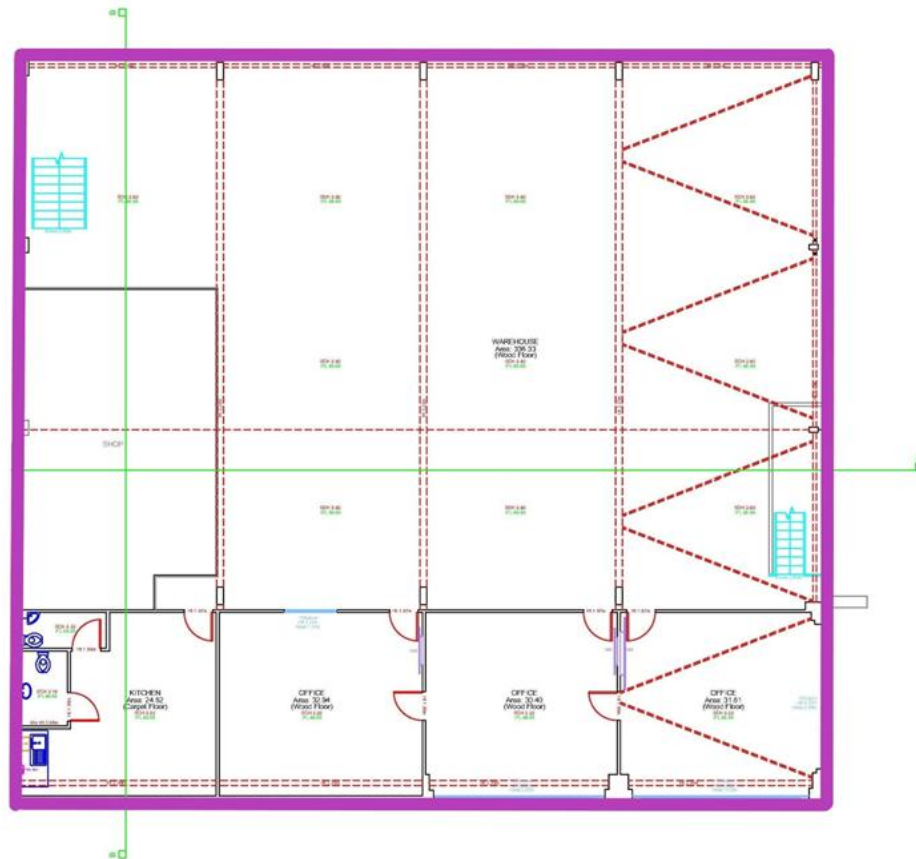
EPC

The premises have an EPC assessment of: C (71)

Viewings

Viewings are by appointment with sole agents Innes England

Date Produced: 18-Mar-2026



FIRST FLOOR

