



TO LET

High Profile + Prestigious Offices

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



4,265 Sq Ft
(396.2 Sq M)

£78,900 per annum exc



**Prime Grade A
Offices**



**Close to J21,
M1/M69**



**20 car parking
spaces**



**Leicester's
Premier out-of-
town office park**



**Impressive
shared
reception**



**Available Q1
2026**

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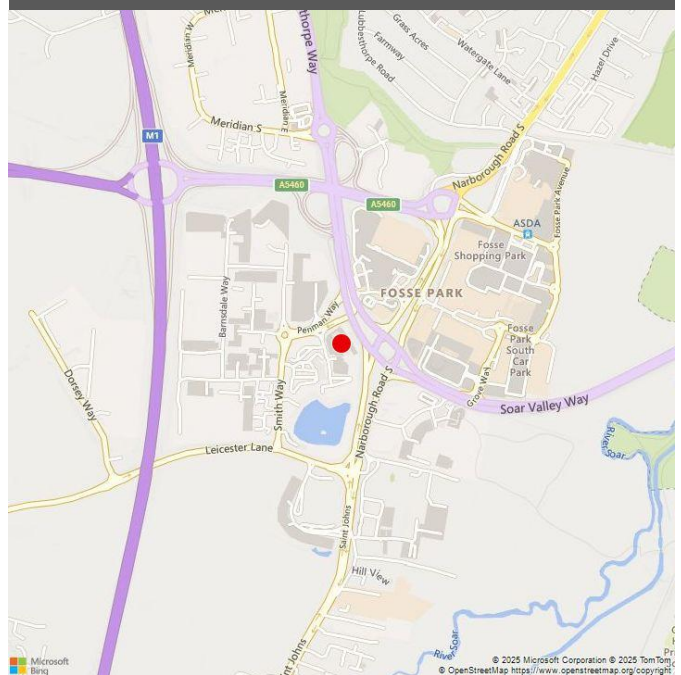
Location

The property occupies a high-profile position fronting Penman Way, within Grove Park, Leicester's prime out of town office park. Superbly located at Junction 21 of the M1/M69 intersection and bordering Leicester's Outer Ring Road (A563), the property is strategically positioned for access to major trunk roads and direct access to Leicester City Centre via Narborough Road (A5460).

The estate comprises predominantly professional and industrial businesses, with notable occupiers including Sytner, NHS, Selfridges, British Gas, White Stuff, Otis Lifts, Countryside and Topps Tiles.

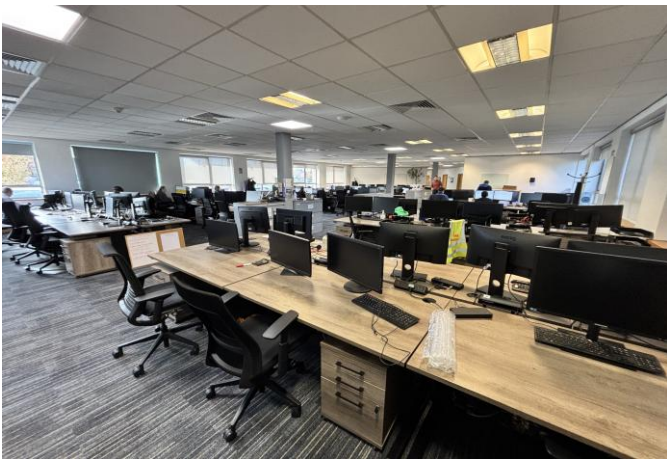
The park benefits from excellent local amenities as Fosse Retail Park is situated to its eastern boundary and provides a mixture of restaurants, retail shops and supermarkets including M&S, Next, Nandos, Starbucks, McDonald's, and Sainsbury's. A park and ride is also located adjacent to the business park.

The Property



SAT NAV: LE19 1SY





Description

A ground-floor office suite forming part of a modern two-storey detached office building, providing predominantly open-plan accommodation with a number of partitioned meeting rooms/offices. The suite is accessed off an impressive shared reception/entrance foyer with WC's on each floor and a passenger lift. The features include:

- ✦ Full access raised floors
- ✦ Suspended ceilings with inset lighting
- ✦ Air Conditioning
- ✦ Carpeted throughout
- ✦ Kitchen / breakout area
- ✦ Good natural lighting
- ✦ Secure car park with electric barrier
- ✦ 20 designated car parking spaces (1:213 sq ft)

Accommodation

DESCRIPTION	SIZE (SQ Ft)	SIZE (SQ M)
Ground Floor Office	4,265	396.2
TOTAL	4,265	396.2

Rating Assessment

Rateable Value (2023): £62,000
 U.B.R (2025/2026): £0.555
 Est. Rates Payable (2025/2026): £34,410

Rating information is for guidance purposes only.

Energy Performance Certificate

The premises have an EPC rating of B (32). A copy is available upon request.





Terms

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

Service Charge

A service charge will apply for the payment of utilities together with the costs associated with the maintenance and upkeep of common areas of the property. Further information is available upon request.

VAT

Prices are quoted excluding VAT, which is applicable at the prevailing rate.

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.

These particulars do not constitute any part of any offer or contract. None of the statements contained herein are or are intended to be statements or representations of fact or opinion by either the vendor or Andrew & Ashwell or its employees or agents. Neither Andrew & Ashwell nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars. The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Andrew & Ashwell will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

Viewing

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