

BUSINESS SPACE OPPORTUNITY

L1 & L2 Ivanhoe Business Park, Ashby-de-la-Zouch, Leicestershire LE65 2AB



ASK!

WELL PRESENTED BUSINESS PARK OFFICES WITH CAR PARKING

- L1 – 372 sq m (4,004 sq ft)
- L2 – 282 sq m (3,031 sq ft)
- Available to buy or to rent
- High quality internal fit-out
- Air conditioning throughout
- 26 car parking spaces with the option to rent an additional 39 spaces within self-contained gated site



Interested? Contact Will Torr 0115 979 3491 wtorr@heb.co.uk

0115 950 6611

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD

LOCATION:

Ashby-de-la-Zouch is a growing market town, strategically located directly at J13 of the A42, with easy access to the Midlands motorway network together with both East Midlands Airport and also Birmingham Airport to the north and south respectively.

Ivanhoe Office Park forms part of the established Ivanhoe Business Park, which is prominently located directly off the Ashby Bypass (A511) and within 2 miles of the A42.

DESCRIPTION:

The opportunity comprises a pair of two storey, semi-detached office buildings, available on an individual basis or as a whole.

The offices are set within a landscaped modern Business Park with its own gated entrance, and both units have been fitted out to a high specification which includes:-

Predominantly open plan accommodation	Hardwood architraves, skirtings and doors
Feature atrium entrance	Security door entry system
Full air conditioning	Stylish WC facilities with half height ceramic tiling
LG7 lighting with part LED	Karndean sheet flooring to reception

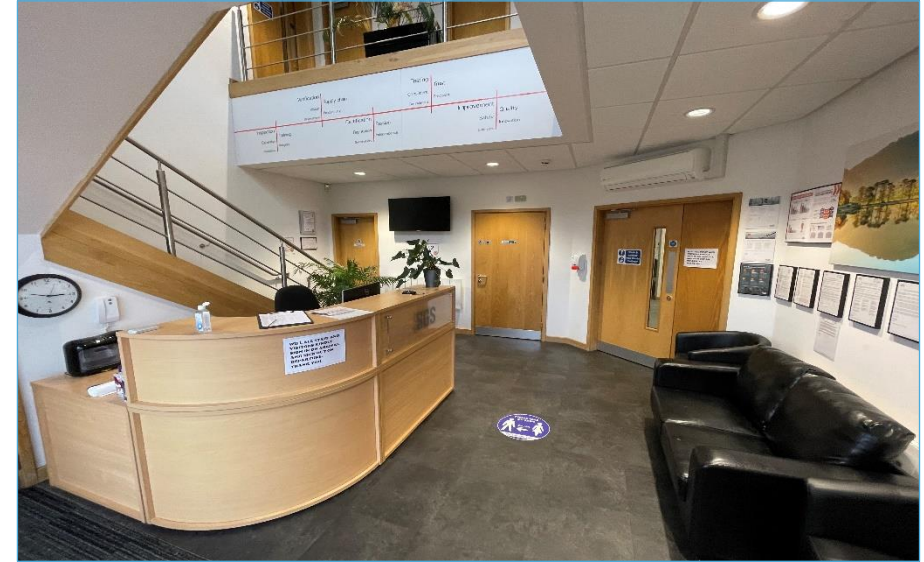
ACCOMMODATION:

L1	SQ M	SQ FT
Ground Floor:	195.00	2,099
First Floor:	176.96	1,905
TOTAL	371.96	4,004

L2	SQ M	SQ FT
Ground Floor:	149.85	1,613
First Floor:	131.72	1,418
TOTAL	281.57	3,031

There are 26 car parking spaces available with the option to take an additional 39 spaces. The additional spaces are located within their own site with electric access gates and white lined spaces.

L2 RECEPTION



TYPICAL FIRST FLOOR LOBBY



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TENURE:

Leasehold / Freehold.

RENT:

L1 is available to rent at a level of:-

**£62,000 Per Annum
(Sixty Two Thousand Pounds)**

L2 is available to rent at a level of:-

**£47,000 Per Annum
(Forty Seven Thousand Pounds)**

The quoting rent for the combination of both offices is available upon request.

PRICE:

The whole properties are available to purchase and the guide price is available upon application.

RATES:

Rateable Value: £69,000
Rates Payable 2021/22: £33,879

PLANNING:

Use Class E: B1 (a) (i) Office use.

SERVICE CHARGE:

A service charge will be payable in relation to the maintenance and upkeep of the Business Park.

VAT:

Vat is applicable to the rent and purchase price.

TIMING:

Vacant possession available from February 2022.

EPC:

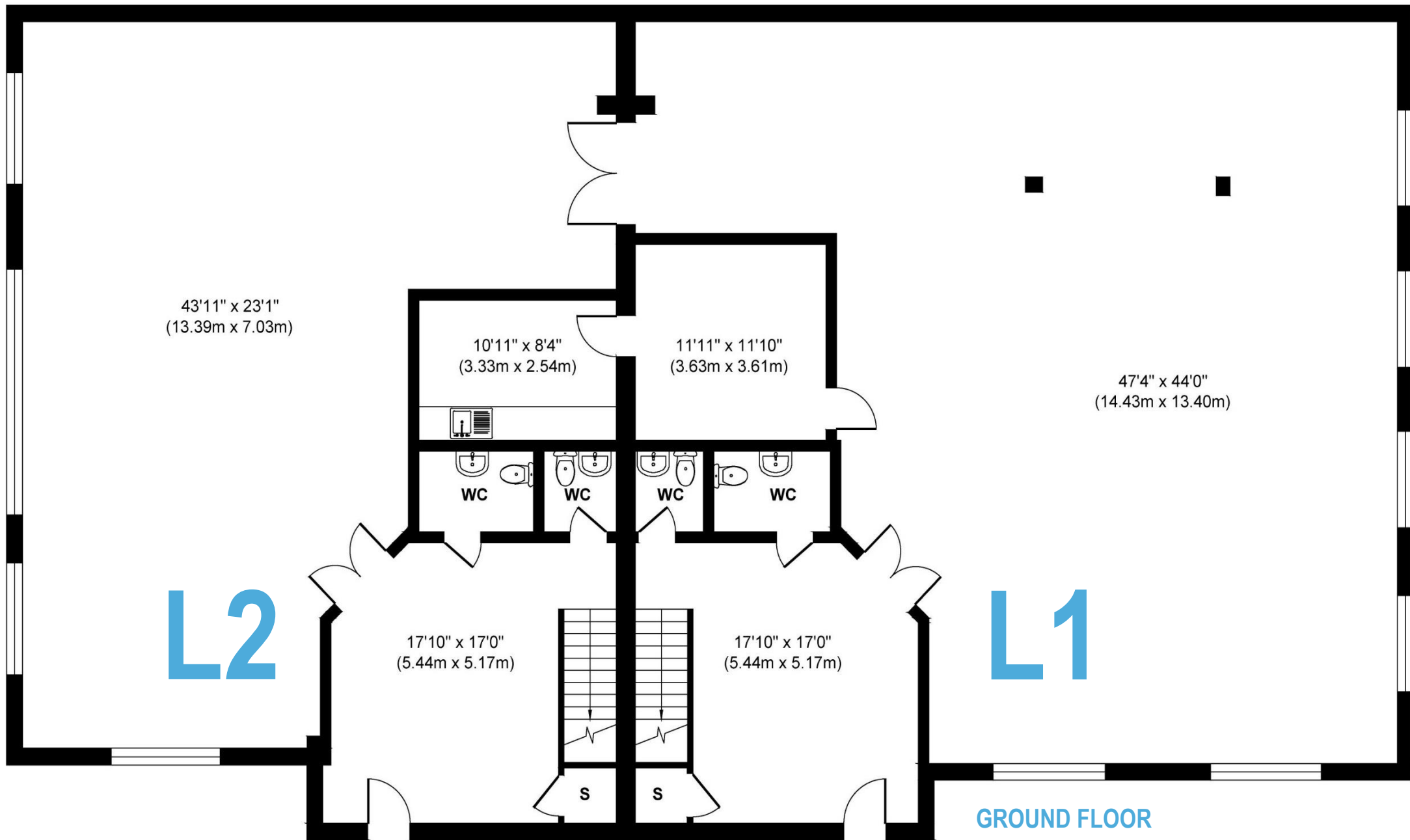
L1: B - 28
L2: B - 29

FIRST FLOOR OFFICES**FIRST FLOOR BOARDROOM**

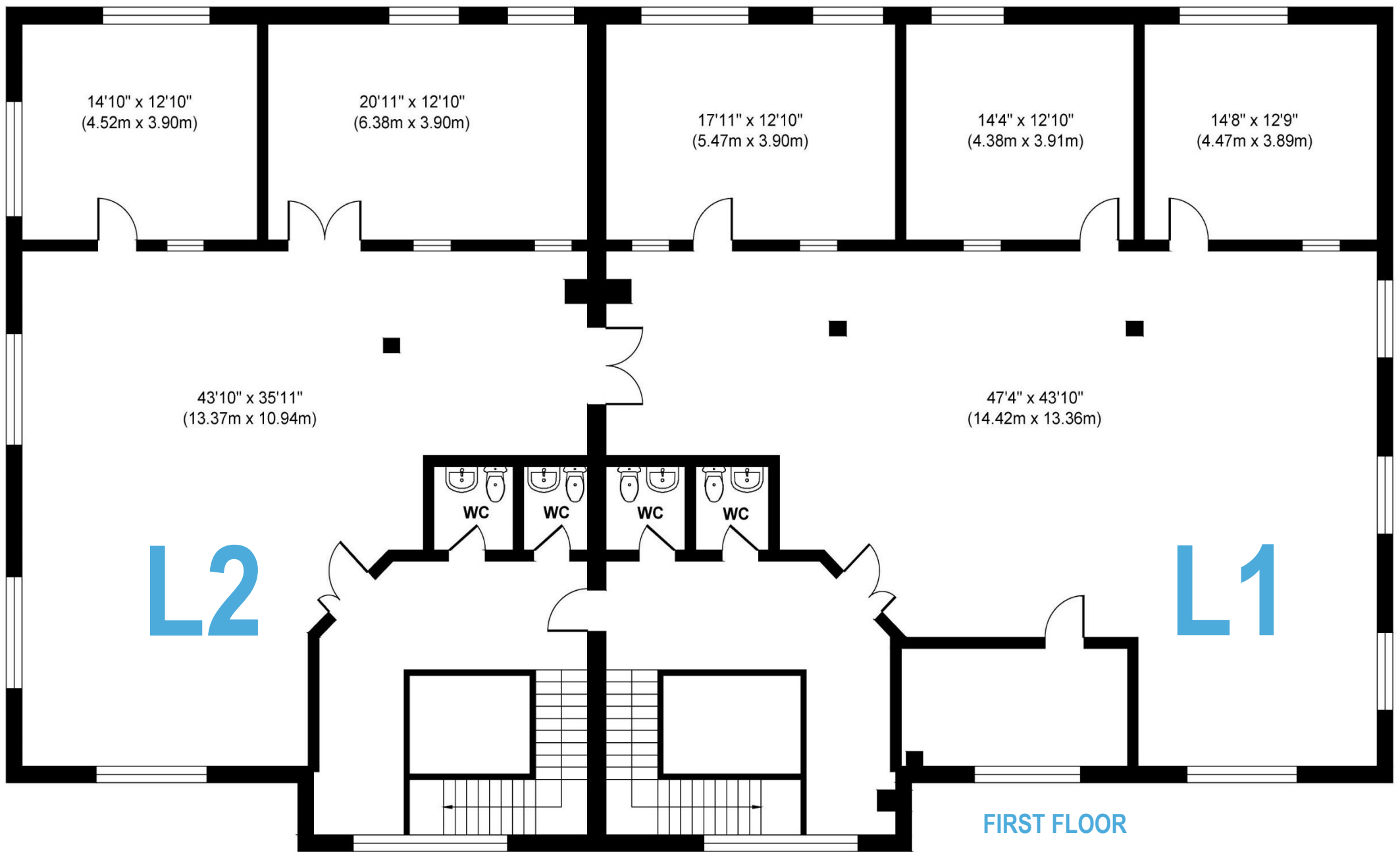
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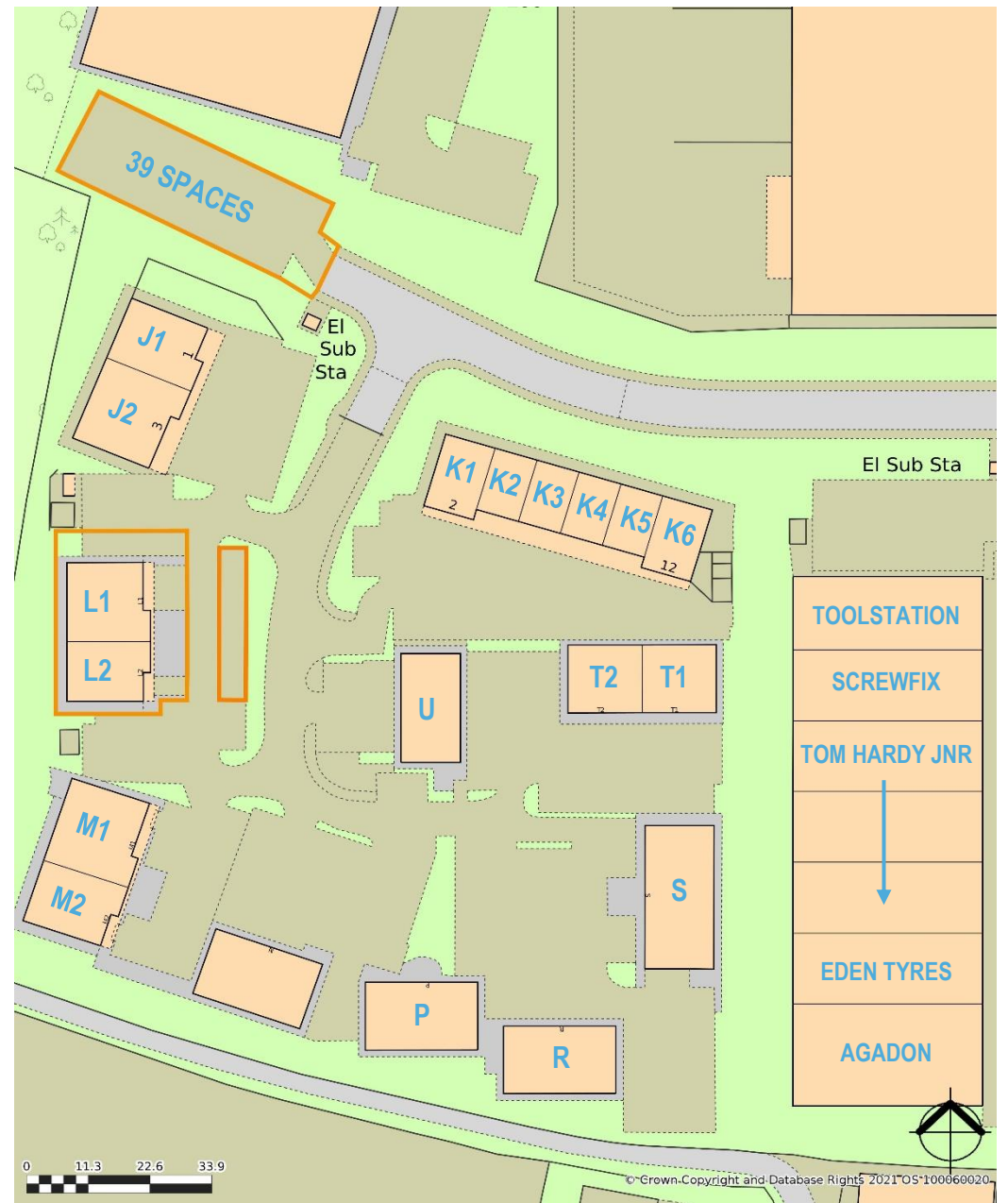
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IVANHOE OFFICE PARK OCCUPIERS



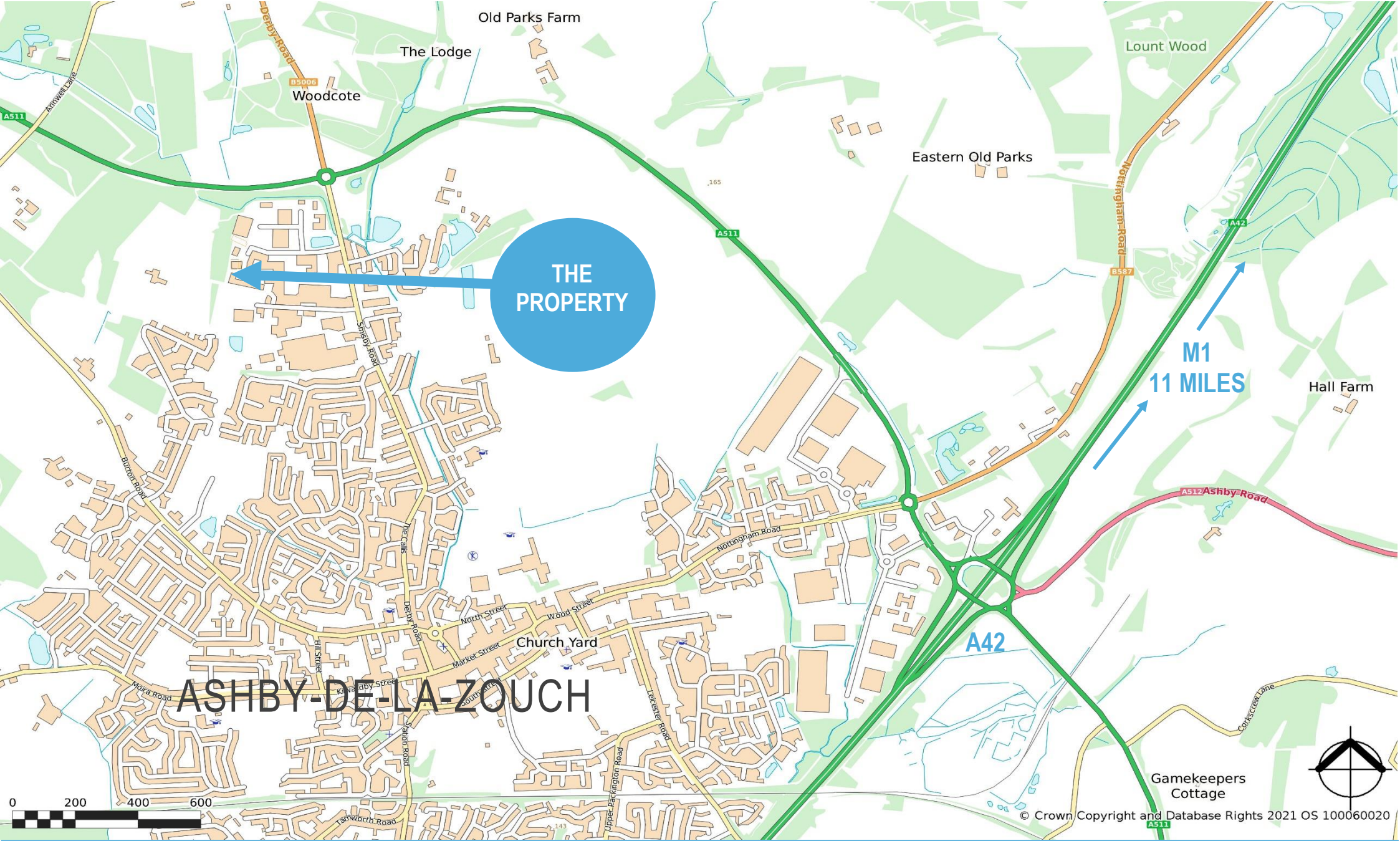
SECURE OFFICE PARK ENTRANCE



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ASHBY-DE-LA-ZOUCH

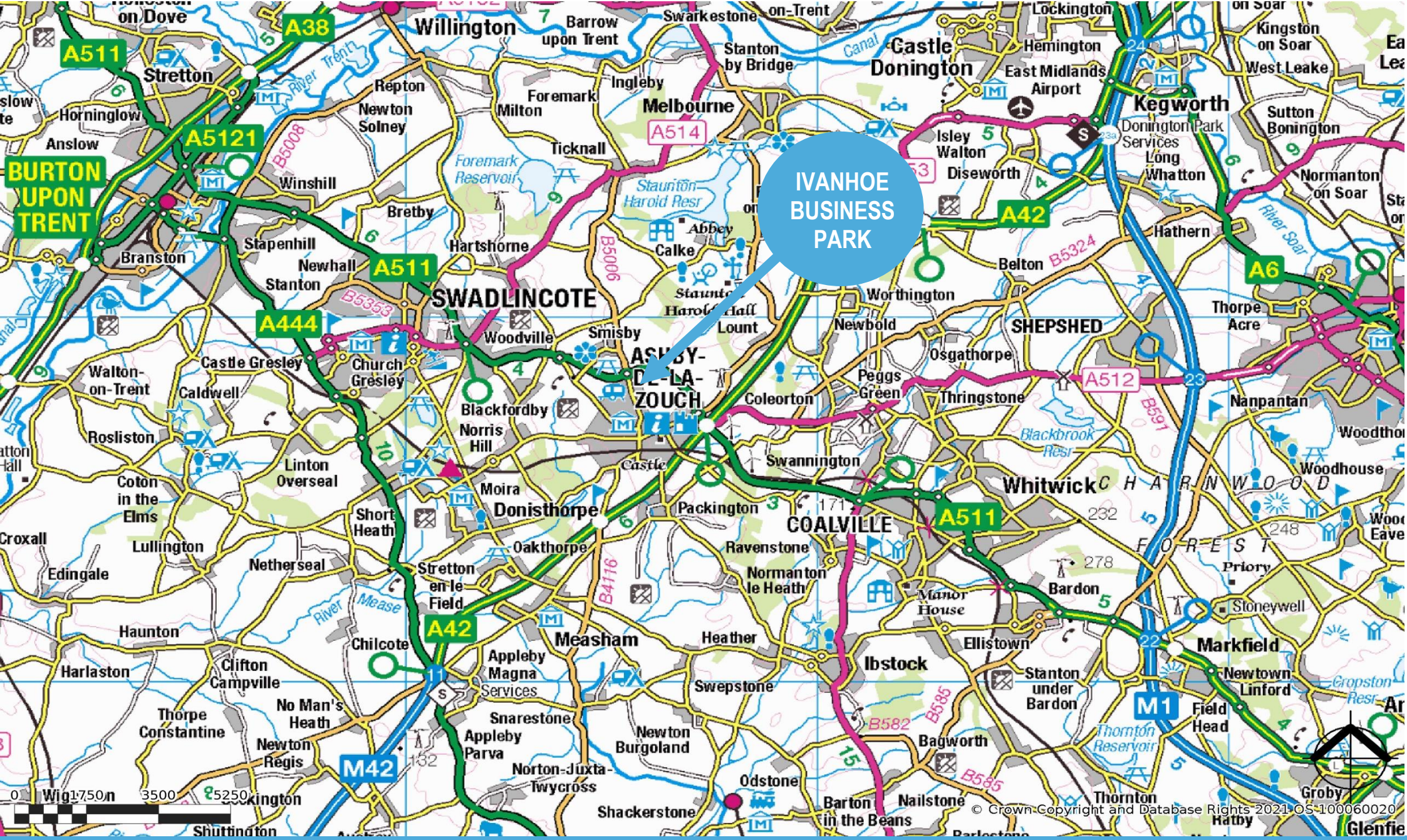
**THE
PROPERTY**

**M1
11 MILES**

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b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.