

DRAFT



TO LET

Offices with 30 car parking spaces

302.65 m² (3,258 ft²)

**The Coach House
Nanpantan Hall
Loughborough
LE11 3YF**

**MATHER
JAMIE**
01509 233433

LOCATION

The property is located in a rural setting in Nanpantan on the western border of Loughborough with excellent access to Junction 23 of the M1 motorway approximately 2 miles to the north-west of the property.

The property's location is shown on the plan within these particulars.

DESCRIPTION

The property is an attractive period building originally the Coach House to the Manor House.

The original building is of stone construction and the extension of brick construction both beneath pitched tiled roofs.

Internally the property comprises various sized cellular office spaces, a substantial kitchen area and WC facilities.

The property benefits from electric storage heaters, and wood fired burners.

Externally the building is surrounded by private grounds. There is also parking for up to 30 cars.

ACCOMMODATION

Ground Floor

Office 1	42.33 m ²	(456 ft ²)
Office 2	43.68 m ²	(470 ft ²)
Office 3	42.75 m ²	(460 ft ²)
Office 4	10.4 m ²	(112 ft ²)
Office 5	12.15 m ²	(131 ft ²)
Kitchen	18 m ²	(194 ft ²)
WC's		

Total 169.31 m² (1,822 ft²)

First Floor

Office 1	43.16 m ²	(465 ft ²)
Office 2	28.08 m ²	(302 ft ²)
Office 3	62.1 m ²	(668 ft ²)
WC's		

Total 133.34 m² (1,435 ft²)

Total NIA 302.65 m² (3,258 ft²)

TENURE

The property is available on a new full repairing and insuring lease on terms to be agreed.

RENT

£40,000 (forty thousand pounds) per annum exclusive.

BUSINESS RATES

Local Authority:	Charnwood Borough Council
Period:	2018/2019
Rateable Value:	To be re-assessed

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

The position regarding VAT is to be confirmed.

PLANNING

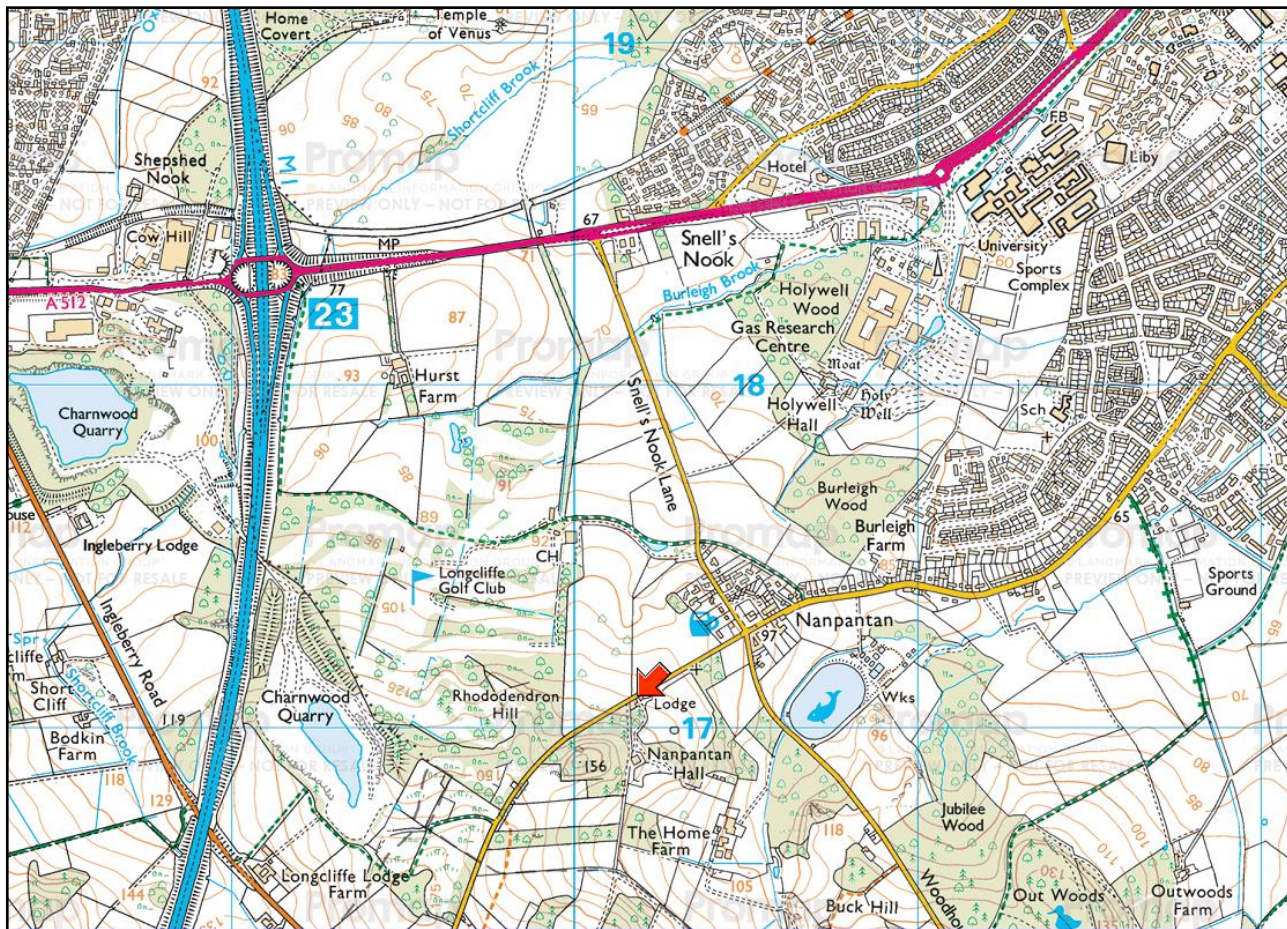
We understand the premises have authorised planning consent under Class B1 of the Town and Country Planning (Use Classes) Order 1987.

CONTACT: Travis White BSc (Hons)
EMAIL: travis.white@matherjamie.co.uk

CONTACT: Alex Reid MRICS
EMAIL: alex.reid@matherjamie.co.uk

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EPC to follow

MATHER JAMIE
Chartered Surveyors

3 Bank Court, Weldon Road,
 Loughborough, Leicestershire
 LE11 5RF

tel: 01509 233433

fax: 01509 248900

email: sales@matherjamie.co.uk

website: www.matherjamie.co.uk



IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. Their accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given.
2. Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting.
3. Information relating to Town and Country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority.
4. Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies.
5. We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations.