

TO LET

**UNIT 12
THE OFFICE VILLAGE
NORTH ROAD
LOUGHBOROUGH
LE11 1QJ**



GROUND FLOOR OFFICE

- 76 sq m (822 sq ft)
- Landscaped campus style development
- Prominent location on self contained site
- 3 allocated car parking spaces
- Neighbouring occupiers include Prusinski Solicitors, Handelsbanken, Aspen Technology, Savoye and Brockhurst Davies Accountants

01636 815808

www.mathiasperry.co.uk

North Muskham Prebend, Church Street, Southwell, Nottinghamshire, NG25 0HQ

SITUATION

The Office Village comprises a 1.5 acre campus style office development set within the Charnwood Business Park on the fringe of Loughborough Town Centre.

The Office Village is ideally located off Meadow Lane, approximately 1 mile from the Town Centre, 3.5 miles from Junction 23 of the M1 Motorway and a short distance from Loughborough railway station.

DESCRIPTION

The Office Village has gated access for security out of office hours, is landscaped with dedicated parking for each office unit.

Unit 12 comprises part of a mid-terrace self-contained two storey office building of cavity brick and block work construction set under a pitched tiled roof.

The accommodation provides ground floor open plan office area with shared ground floor entrance and WC facilities. The first floor office is occupied by Apple Language Courses Limited.

The office suite and village provide:

- Suspended ceilings with Category II recessed fluorescent lighting.
- Fully carpeted and heated by means of a gas fired central heating system.
- Sealed unit colour coded double glazed window units.
- Glazed door canopy.
- Security code entrance.
- Perimeter Trunking.
- Entrance gate to the office park to provide security which is open from 7am to 6.30pm and outside these hours controlled by way of a coded entrance.

ACCOMMODATION

Ground Floor 76 sq m (822 sq ft)

LEASE TERM

The accommodation is available by way of a three year internal repairing and insuring lease agreement contracted out of the Landlord & Tenant Act. A longer lease term would be considered subject to a rent review at the expiry of year three.

RENT

The commencing rent is £11,000 p.a.x.

SERVICE CHARGES & COMMON AREAS

Whilst both the ground and first floor suites are tenanted the tenant will contribute:

- 50% towards the upkeep, maintenance and cleaning, fire safety and protection of the common area and door entry system etc.
- 50% towards the overall insurance premium.
- 50% towards the statutory services in respect of gas and water.
- The electricity supply is individually metered to each floor by way of a main meter and sub meter. The tenant will be responsible for the costs of all consumption on the ground floor.
- Please note that if the first floor suite becomes vacant, the tenant of the ground floor will be required to reimburse the landlord for all costs for statutory services, i.e. gas, electricity and water.
- The Charnwood Business Park Management Company have responsibility for the maintenance, lighting and upkeep of the external common parts, including landscaping, parking areas, waste disposal, security gate and roads. The ground floor tenant will contribute 50% of the cost attributable to Unit 12.

MISREPRESENTATION ACT

Mathias Perry for themselves and for the vendors/lessors of this property whose agents they are take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and are for guidance only. These particulars do not constitute an offer or contract and members of the agents firm have no authority to make any representation or warranty in relation to the property. All prices and/or rents are quoted exclusive of VAT, rates and other outgoings.

SERVICES

We understand that mains electricity, water and drainage are connected to the premises, however we recommend that interested parties contact the relevant service providers to confirm.

OUTGOINGS

From an inspection of the 2017 rating list on the Valuation Office Agency Internet Site, the property is described as office and premises.

- Rateable Value: £9,700

The business rate poundage figure for the year commencing 01.04.2019 is 0.504 We have not made any enquiries as to whether any transitional arrangements exist and potential occupiers must make their own enquiries to verify the assessment provided.

Small Business Rates Relief may be available, please contact Charnwood Borough Council, 01509 263 151.

PLANNING

We understand that the property has planning consent for uses falling within Class B1 (offices) of the Town & Country Planning (Use Classes) Order 1987.

EPC

The EPC has an asset rating of B (47) and a full copy of the report is available on request.

LEGAL COSTS

The ingoing tenant will be required to contribute £500.00 plus VAT to the landlords costs in preparing the lease agreement.

VAT

VAT is applicable to the rent the prevailing rate.

ANTI-MONEY LAUNDERING LEGISLATION

The Money Laundering Regulations require us to formally identify parties to a transaction. Interested parties will be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill.

POSSESSION

The office suite will be immediately available subject to agreement with the outgoing tenant and landlord.

VIEWING

For further information or to arrange a viewing please contact Mathias Perry.

