

TO LET OFFICE

The Old Police Station, South Street, Ashby de la Zouch, LE65 1BR



PRICE ON APPLICATION

- Office suites available from single person to 20 persons
 - Town centre location
 - Semi serviced office
- Available on a flexible monthly licence

Please contact the Atherstone Office on 01827 721380 for further details or to arrange a viewing.

Websites: www.howkinsandharrison.co.uk; www.estatesgazette.com/propertylink; www.novaloca.com; www.rightmove.co.uk

LOCATION

Ashby is a thriving Market Town and benefits from an abundance of period buildings housing shops, bars and restaurants, the length of Market Street. Ashby de la Zouch is located on the Leicestershire/Staffordshire border and is well placed for commuting with the A42, A511 and A50 in close proximity, as well as the midlands motorway network including, M1 M6, M6 toll, M42, M5.

This office accommodation is conveniently located on South Street in the heart of the town, benefiting from being close to public parking facilities and the full range of facilities the town provides.

ACCOMMODATION

This period property, being the former Police Station of Ashby, provides a range of office suites to suit every requirement from a single person office up to a 20 person office in the heart of Ashby de la Zouch with all the added benefits of being a semi serviced office.

These offices will provide you with a professional base to operate from with excellent business to business networking opportunities.

The property benefits from having its own secure entry system, 24/7 access, communal shower room, WCs, kitchenette and break out areas, outdoor courtyard seating, IT and telecoms infrastructure already installed, option of providing your own broadband and telephone system or getting these provided for you, and the offices are maintained to a very high standard. Parking spaces are also available upon separate negotiations.

Current availability:

1. Office 1a = 150 sq ft
2. Office 2 = 450 sq ft
3. Office 3 = 375 sq ft
4. Office 4b = 275 sq ft
5. Office 6 = 100 sq ft leading to office 6a = 175 sq ft
6. Office 7a = 225 sq ft
7. Office 7b = 525 Sq ft

TENURE

The office is available on a flexible semi serviced office licence agreement. This means that there is only one monthly fee to pay. Some of the benefits included in this monthly licence fee are:

- Business rates
- Water, gas and electricity
- Building insurance
- Recycling & refuse collection
- Window cleaning
- Maintenance / upkeep of the buildings and offices
- All risk and fire risk assessments

- All heating and lighting
- Cleaning of communal areas
- No additional service charge
- Flexible working options
- 24/7 access
- No dilapidations

There are also additional services available if required at a small additional charge that include:

- Support services including call management or call answering service.
- The landlord can also set up and manage your broadband and telephony requirements at competitive prices, or you can source your own contracts and tap into the ready installed infrastructure.
- Furniture
- Office cleaning
- Telephone lines
- Broadband
- Dedicated car park spaces
- Furniture
- Building Alarm System and maintenance

The office can be taken on flexible term including a 3, 6 or 12 month licence. After this period the licence continues until renewed or until either party terminates it.

LICENCE FEE

POA

PLANNING

The property has the benefit of planning use for offices and falls within the North West Leicestershire District Council and can be contacted on 01530 454545.

SERVICES

The property benefits from mains electricity, water drainage and gas, and the central heating is gas fired.

All services are included in the licence fee.

OUTGOINGS

All Business Rates are included in the licence fee.

SERVICE CHARGE

There is no additional service charge and all maintenance is included in the licence fee. There is also no dilapidation at the end of the term.

MAINTENANCE AND INSURANCE

All included in the licence fee.

EPC

Rating C – 67

VAT

Howkins & Harrison LLP stipulate that all prices and rents are stated exclusive of VAT whether or not payable.

VIEWING

Strictly by appointment with Howkins and Harrison LLP.
Please contact the Atherstone office on 01827 721380.

NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph(s) depicts only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

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