



01509 233433

**14 Charnwood Office Village
North Road
Loughborough
LE11 1LE**

TO LET (may sell)
Self-Contained Two-Storey Offices

201.87 m² (2,173 ft²)



Rent free incentive available
(subject to contract)

LOCATION

The subject property is located on the established Charnwood Business Park located approximately 1/2 mile from Loughborough train station (providing a regular service to London) and approximately one mile from Loughborough town centre.

There are a variety of occupiers on the site including Handelsbanken, Prusinski Solicitors, Brockhurst Davies Accountants and Win Marketing.

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

DESCRIPTION

The property is an end terrace, two-storey modern office benefiting from gas central heating, part double and part triple glazing, suspended ceilings with Cat 2 lighting, male and female/disabled WC’s.

The ground floor provides attractive open plan office space, rear meeting room, kitchenette and store room.

The first floor provides a further spacious open plan office, two partitioned offices and another kitchenette area.

The property has air-conditioning throughout, is fully alarmed and has an intercom entrance system which can also be linked to the telephone systems.

Externally the building benefits from designated parking for 10 cars and due to the location of the unit could potentially accommodate more.

The whole estate has a secure barrier access.

ACCOMMODATION

Ground Floor	94.57 m²	(1,108 ft²)
First Floor	107.30 m²	(1,155 ft²)
Total	201.87 m²	(2,173 ft²)

TENURE

The property is available leasehold subject to a minimum term of 3 years. A freehold sale may be considered.

RENT

£25,000 (twenty five thousand pounds) per annum exclusive.

INCENTIVE

The Landlord is willing to offer an initial rent-free period of up to 6 months for a lease of a minimum 3 year term.

BUSINESS RATES

Local Authority:	Charnwood Borough Council
Period:	2019/2020
Rateable Value:	TBC

LEGAL COSTS

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

VAT

VAT will be applicable to the rent.

SERVICE CHARGE

There will be a service charge payable for the maintenance and upkeep of the common parts, including landscaping, parking areas and roads.

PLANNING

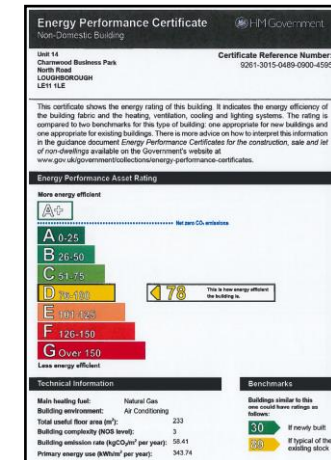
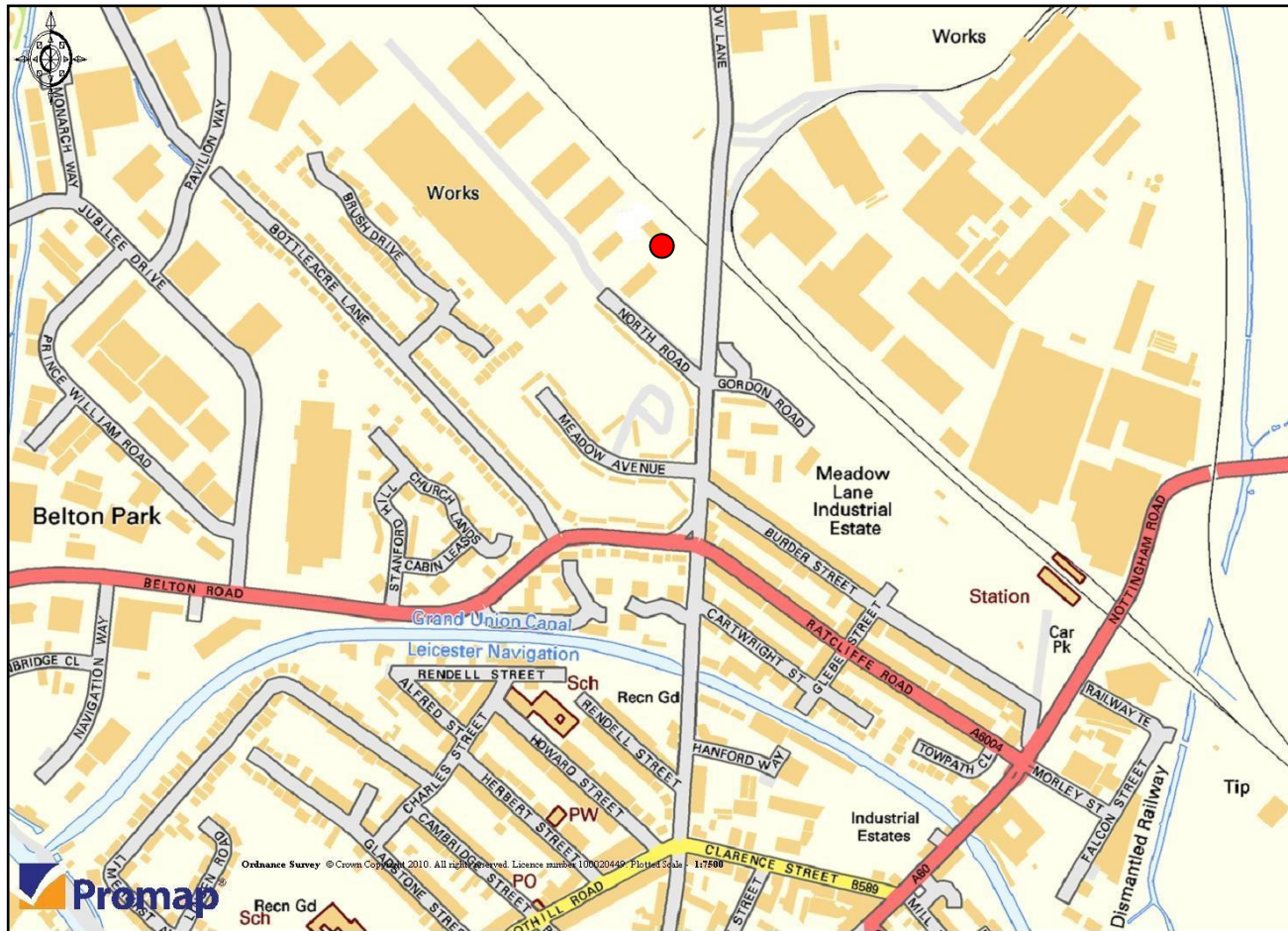
We understand the premises have authorised planning consent under Class B1 of the Town and Country Planning (Use Classes) Order 1987.

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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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. Prospective 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.