



3 Cedars Office Park, Butt Lane, Normanton on Soar, Notts, LE12 5EE

LOCATION

Superb rural location to the north-east of Loughborough with good access via the A606 to the A6 Loughborough-Derby link road and the A60 Loughborough to Nottingham link, approximately 7 miles from Junction 24 of the M1 motorway and 5 miles from Loughborough town centre.

The offices are also outside of the Nottingham parking levy.

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

DESCRIPTION

A two-storey rural office with separate access, kitchen and WC facilities.

The offices have energy efficient/saving equipment installed with a central Woodchip Biomass boiler providing underfloor heating, photovoltaic panels generating electricity and ground source cooling.

The offices are set around a landscaped courtyard. There are 5 allocated parking spaces plus 4 communal visitor parking spaces on site.

The buildings have used reclaimed materials combined with modern insulation methods to enhance sustainability. Green features such as the Woodchip boiler and solar panels have been added to offset the energy/carbon footprint.

ACCOMMODATION

Total 62.89 sq m (677 sq ft)

TENURE

The property is available on a new lease on terms to be agreed.

RENT

£11,000 (eleven thousand pounds) per annum exclusive.

SERVICE CHARGE

A service charge will be made in respect of heating, landscaping and maintenance of the communal areas and external structures.

Service charge current year (March 2020-21) £1,189.09.

BUSINESS RATES

Local Authority: Rushcliffe
Period: 2020/2021
Rateable Value: £5,700

LEGAL COSTS

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

VAT

VAT will be charged on the rent.

EPC

The property has an Energy Performance Asset Rating of 25 within Band A.

PLANNING

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

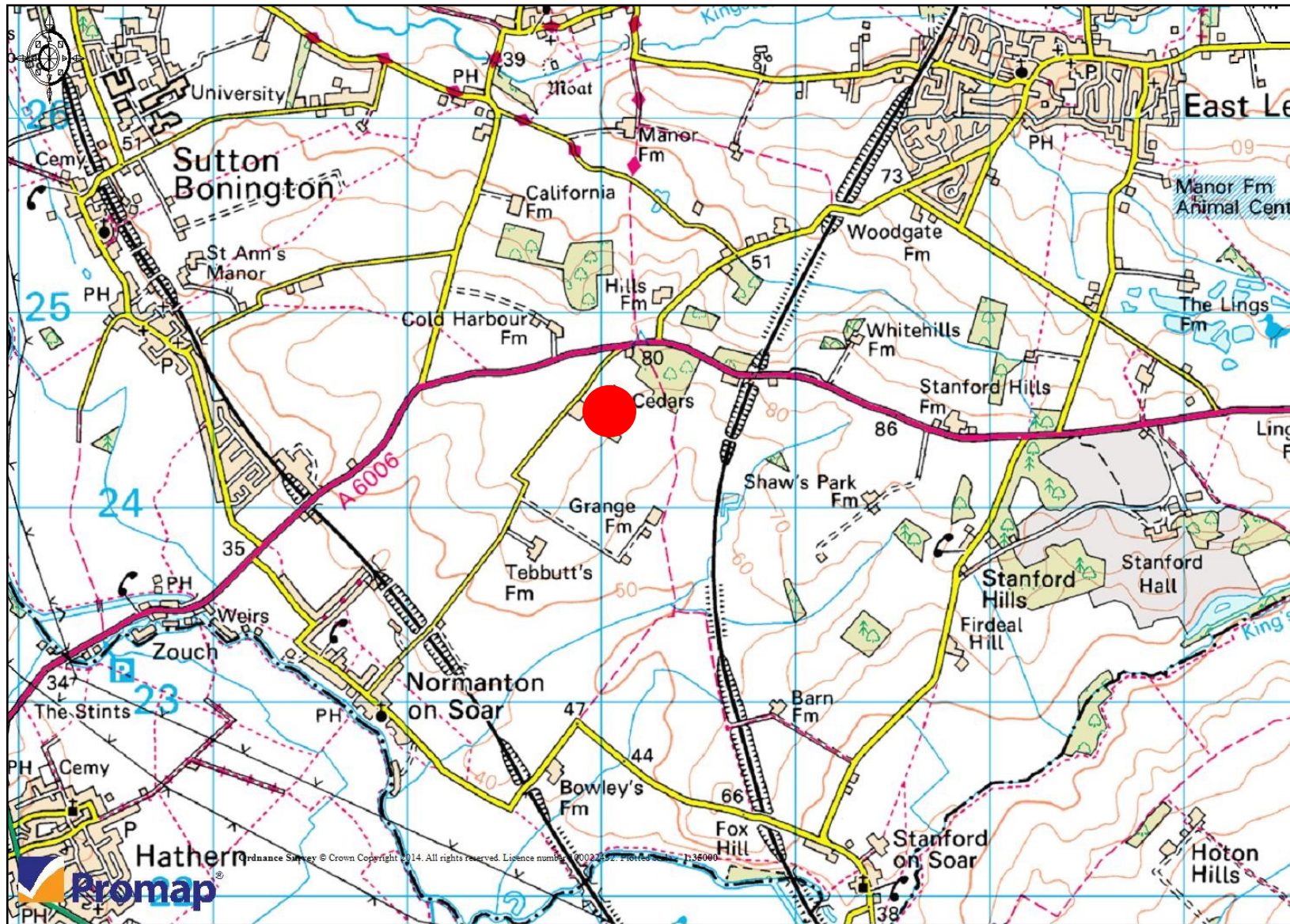
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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The 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 & 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