

TO LET

New Build Offices

Suites available from:
193.24 m² - 386.48 m²
(2,080 ft² to 4,160 ft²)

9 Charter Point Way
Ashby de la Zouch
LE65 1NF



LOCATION

Charter Point is located to the east of Ashby de la Zouch with direct access from the A511/A42/M42 road link.

Within 25 miles of Nottingham, Birmingham, Derby and Leicester the position is a prime location in terms of communication for the east and west Midlands with superb access to the A42/M42/M1 and within easy access of both the East Midlands and Birmingham Airports.

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

DESCRIPTION

Two-storey new build offices providing:

- Comfort heat/cooling system
- Three compartment perimeter trunking
- LED lighting
- Raised floors
- Electric on-site charging points for vehicles
- 4 car parking spaces per 1,000 ft²

ACCOMMODATION

Ground Floor (A)	193.24 m ²	(2,080 ft ²)
First Floor (B)	193.24 m ²	(2,080 ft ²)

Total Net Internal Area	386.48 m²	(4,160 ft²)
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TENURE

Offices are available either as a whole or individual self-contained ground or first floor suites and are available on new leases for terms to be agreed.

RENT

From £15.50 per sq ft.

BUSINESS RATES

Local Authority:	NW Leics District Council
Period:	2018/2019
Rateable Value:	To be assessed

LEGAL COSTS

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

VAT

VAT will be charged on the rent.

PLANNING

The site has planning consent for office use within Class B1 of the Town and Country Planning (Use Classes) Order 1987.

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[S1041]



Unit 9



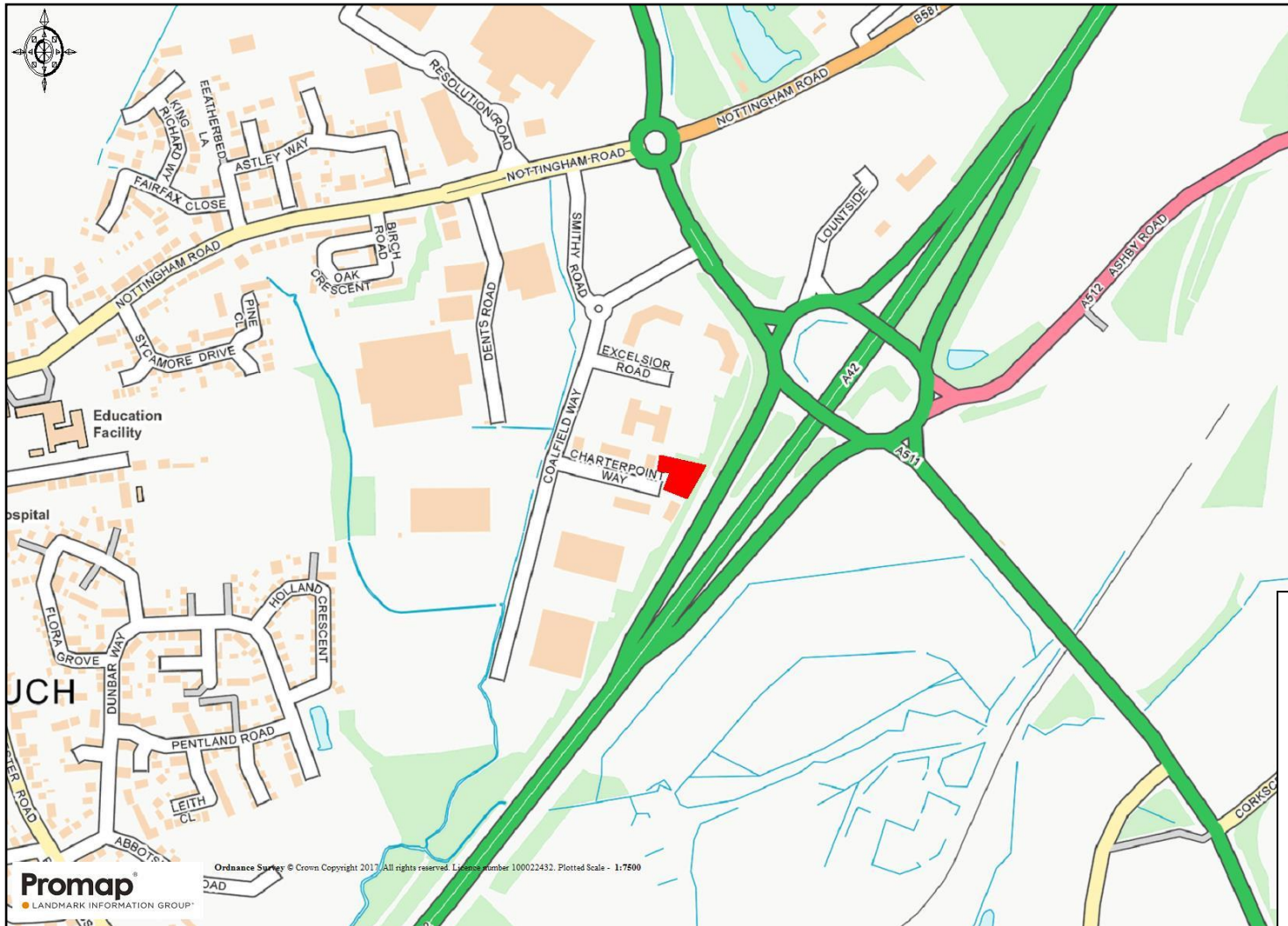
Unit 9 Ground Floor



Unit 9 First Floor

Floor plan of a two-unit building. Unit A (left) is 2500 sqft and Unit B (right) is 1250 sqft. Both units have a kitchen, living area, and bathroom. Unit B has an additional bedroom. A red 'LET' sign is placed over the right side of the plan.

date October 2017
status Feasibility Issue
scale 1:200 @ A3
drawn DW checked
job no. 2136 dig no. 04 rev. A



MATHER JAMIE

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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.