

**MATHER
JAMIE**

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**Serviced Offices
One Ash
Loughborough Road
Quorn LE12 8UE**

TO LET

**1st & 6th month rent free, when entering into a
12-month lease agreement (STC)**



Fully Serviced Office Suites

**10.80 sq m – 41.90 sq m
(116 sq ft - 451 sq ft)**

Serviced Office Suites, One Ash, Loughborough Road, Quorn, LE12 8UE

DESCRIPTION

The property comprises a former dwelling which has been renovated to a high standard providing serviced office suites over three floors, with a communal kitchen, WCs and conference room.

The office suites benefit from a mixture of ceiling mounted and hanging LED lighting, gas central heating with wall mounted radiators. There is generous car parking available on site.

The conference room is available on a booking system at an additional cost.

TENURE

The office suites are available on a new lease for a fixed term of 6 months or 12 months.

VAT

The property is elected for VAT, therefore VAT will be charged on the rent.

SERVICES

The rent includes background heating and an internet connection only. Tenants will need to arrange their own internet supplier contract and electricity usage will be separately metered per suite.

BUSINESS RATES

Local Authority: Charnwood
Period: 2023/2024
Rateable Value: To be re-assessed



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ACCOMMODATION

| Ground Floor | | |
|--------------|------------|-------------|
| Meeting Room | 19.30 sq m | (208 sq ft) |
| Suite G1 | 41.90 sq m | (451 sq ft) |
| Suite G2 | 36.90 sq m | (397 sq ft) |
| Suite G3 | 10.80 sq m | (116 sq ft) |
| First Floor | | |
| Suite F1 | 19.00 sq m | (205 sq ft) |
| Suite F2 | 25.10 sq m | (270 sq ft) |
| Suite F3 | 23.50 sq m | (274 sq ft) |
| Suite F4 | 17.20 sq m | (185 sq ft) |
| Suite F5 | 10.80 sq m | (116 sq ft) |
| Second Floor | | |
| Suite S1 | 19.30 sq m | (208 sq ft) |
| Suite S2 | 25.30 sq m | (272 sq ft) |
| Suite S3 | 38.40 sq m | (413 sq ft) |
| Suite S4 | 17.30 sq m | (186 sq ft) |

PLANNING

We understand the premises have authorised planning consent under Class E (offices) of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries of the local planning authority.

RENTS

| Suite | 6 months | 12 months | Availability |
|-------|---------------|---------------|---------------|
| G1 | £1,283.33 pcm | £1,166.67 pcm | Available now |
| G2 | £1,145.83 pcm | £1,041.67 pcm | Let |
| G3 | £366.67 pcm | £333.33 pcm | Let |
| F1 | £550 pcm | £500 pcm | Available now |
| F2 | £733.33 pcm | £666.67 pcm | Let |
| F3 | £733.33 pcm | £666.67 pcm | Let |
| F4 | £504.17 pcm | £458.33 pcm | Let |
| F5 | £320.83 pcm | £291.67 pcm | Available now |
| S1 | £522.50 pcm | £475 pcm | Let |
| S2 | £678.33 pcm | £616.67 pcm | Let |
| S3 | £1,026.67 pcm | £933.33 pcm | Let |
| S4 | £500 pcm | £416.67 pcm | Let |

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

There is currently no Energy Performance Certificate for the property however an EPC rating assessment has been requested.

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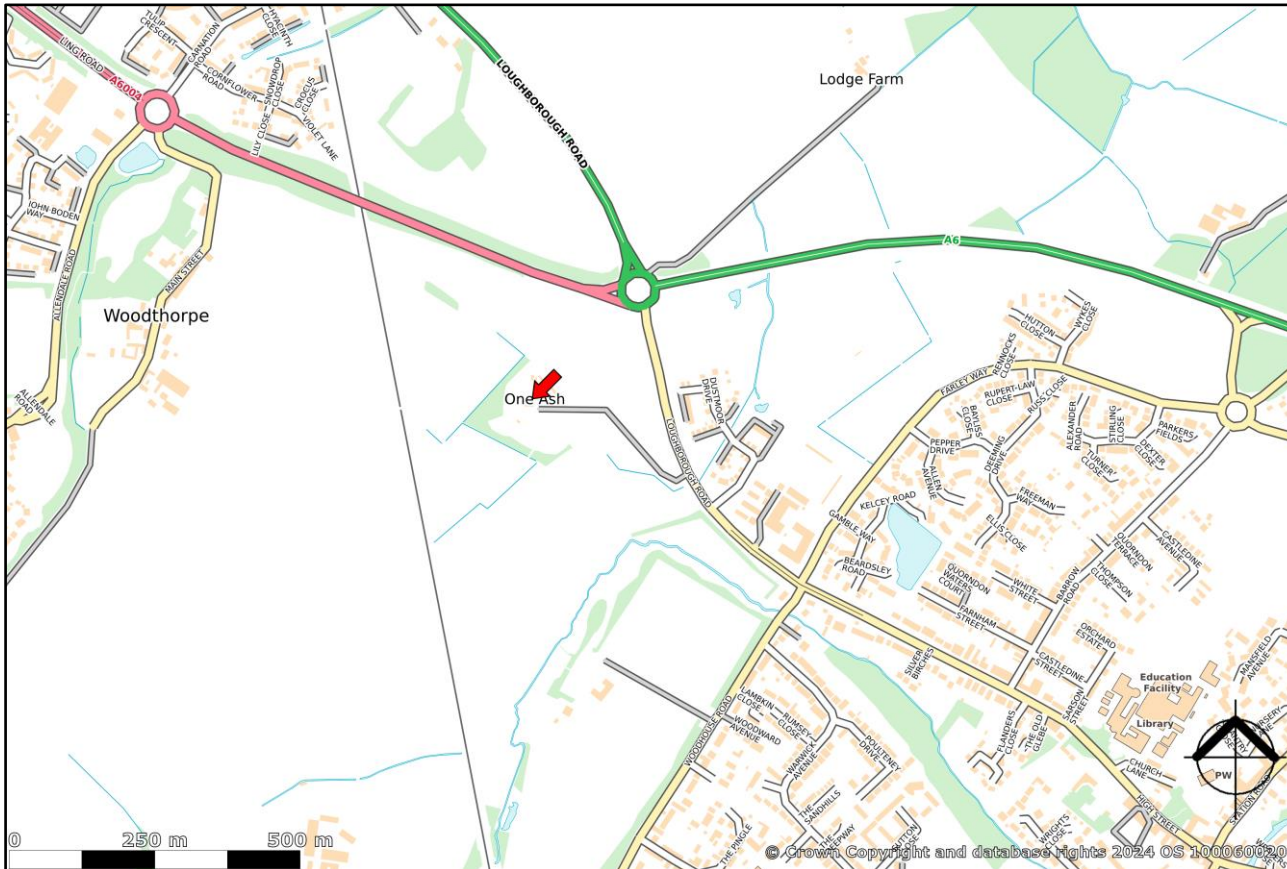


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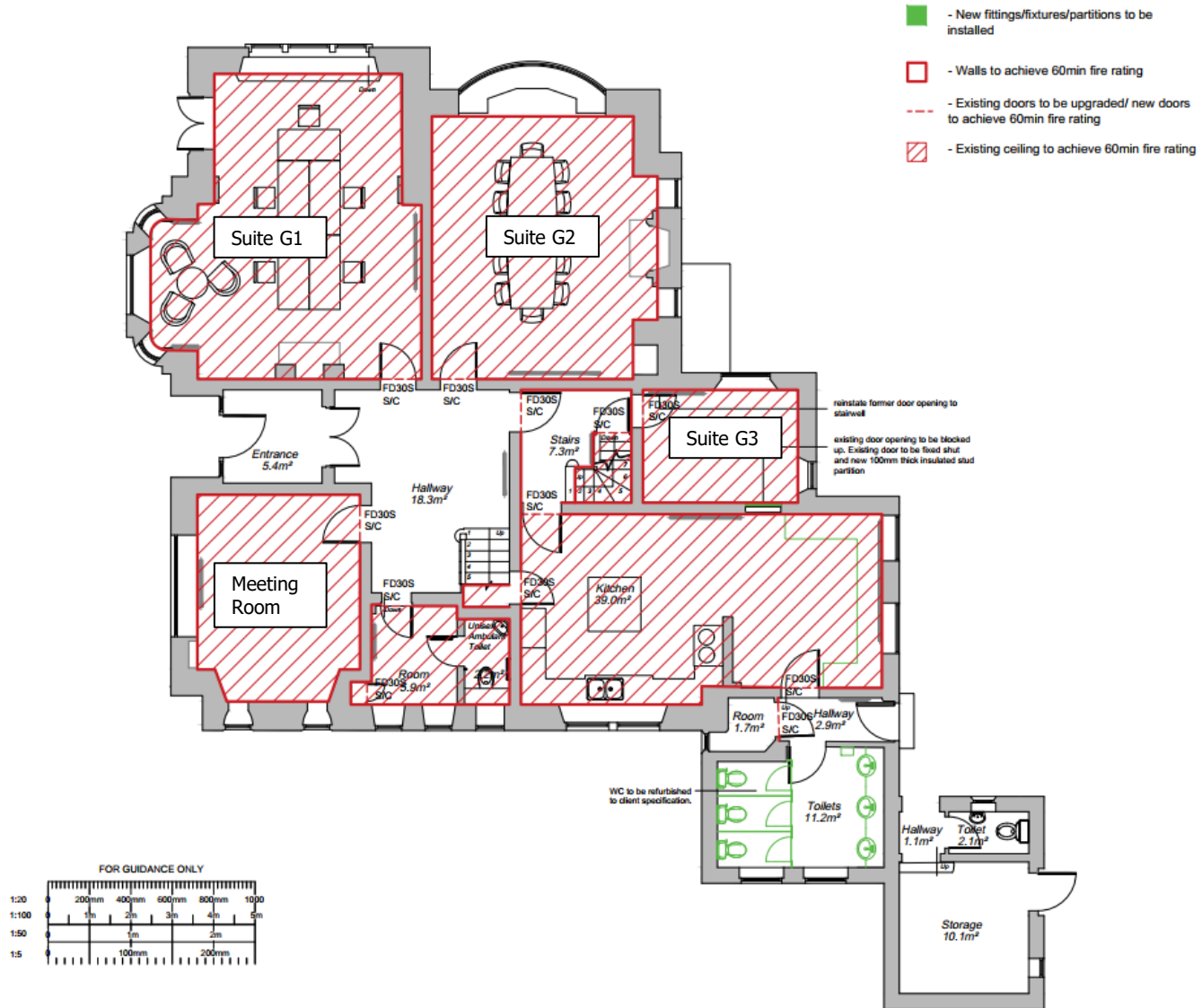
LOCATION

The office suites are located at One Ash in Quorn, approximately 500 yards from the A6 on Loughborough Road.

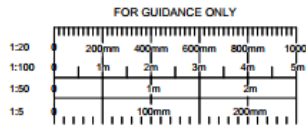
Quorn has excellent road links to Loughborough (approximately 3 miles) and Leicester (approximately 12 miles), both of which have good rail services.



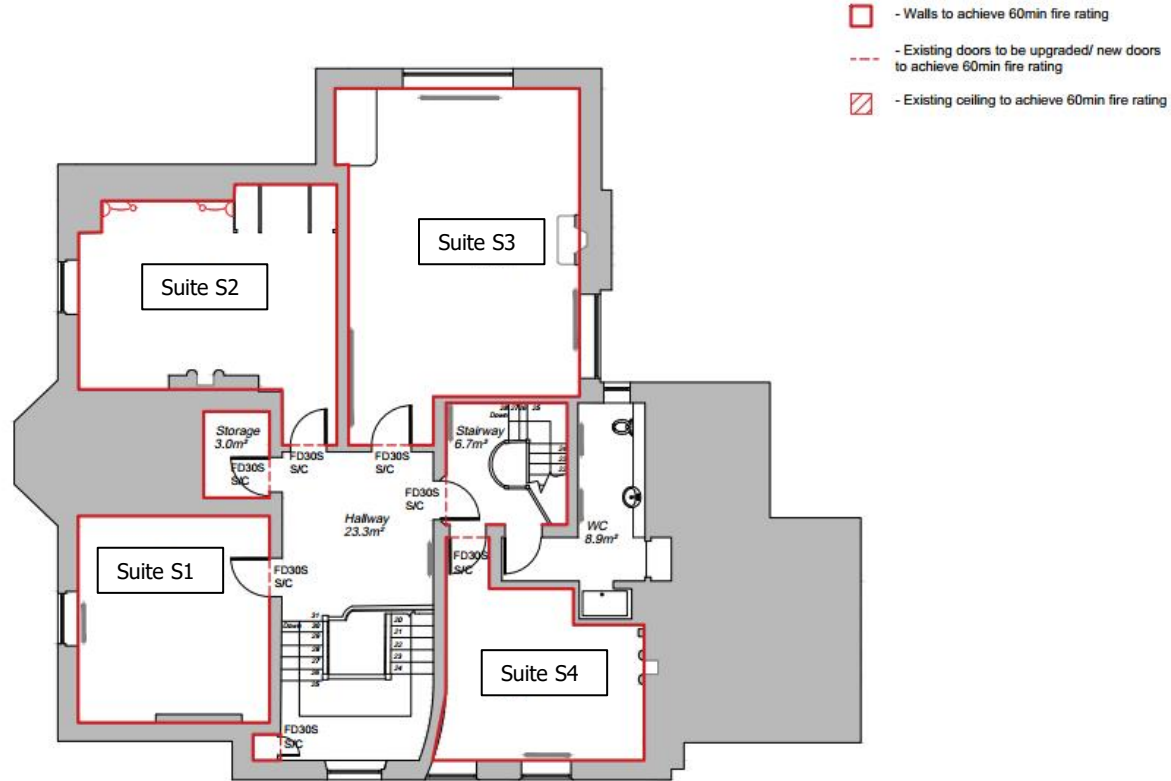
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IMPORTANT INFORMATION

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:

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

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

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

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

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