

**MATHER
JAMIE**
01509 233433

**Suite 6 The Coach House
Main Street
Lockington
DE74 2RH**

TO LET
£12,000 pax



**Attractive Office
Plus 6 car parking spaces**

79.71 sq m (858 sq ft)

Suite 6 The Coach House, Main Street, Lockington, Leics, DE74 2RH

DESCRIPTION

An attractive modern, single-storey office unit located within the former Coach House at Lockington Hall.

The office is situated within a heritage building, in a landscaped courtyard with onsite parking for 6 cars (further parking available by separate negotiation).

The property provides an open plan office with full length glazing overlooking an external courtyard. The office benefits from LED lighting, underfloor power sockets and gas central heating.

There is a communal kitchen and male, female and disabled WCs on site.

ACCOMMODATION

Ground Floor NIA	79.71 sq m	(858 sq ft)
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TENURE

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

RENT

£12,000 (twelve thousand pounds) per annum exclusive.



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VAT

VAT will be charged on the rent.

SERVICE CHARGE

There is a site-wide service charge which includes (but not limited to):

- Utilities
- Repairs, maintenance and servicing
- Buildings insurance
- Fire safety checks and servicing
- External redecoration
- Cleaning of common parts
- Waste removal
- Grounds maintenance
- Window cleaning
- Pest control

The current serviced charge for 2023/2024 is £4,350pa.

BUSINESS RATES

Local Authority: NW Leics
Period: 2025/2026
Rateable Value: £9,100

LEGAL COSTS

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



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ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 98 within Band D. The EPC is valid until 20 September 2032.

PLANNING

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

Interested parties are advised to make their own enquiries of the local planning authority.

OFSI SANCTIONS CHECK

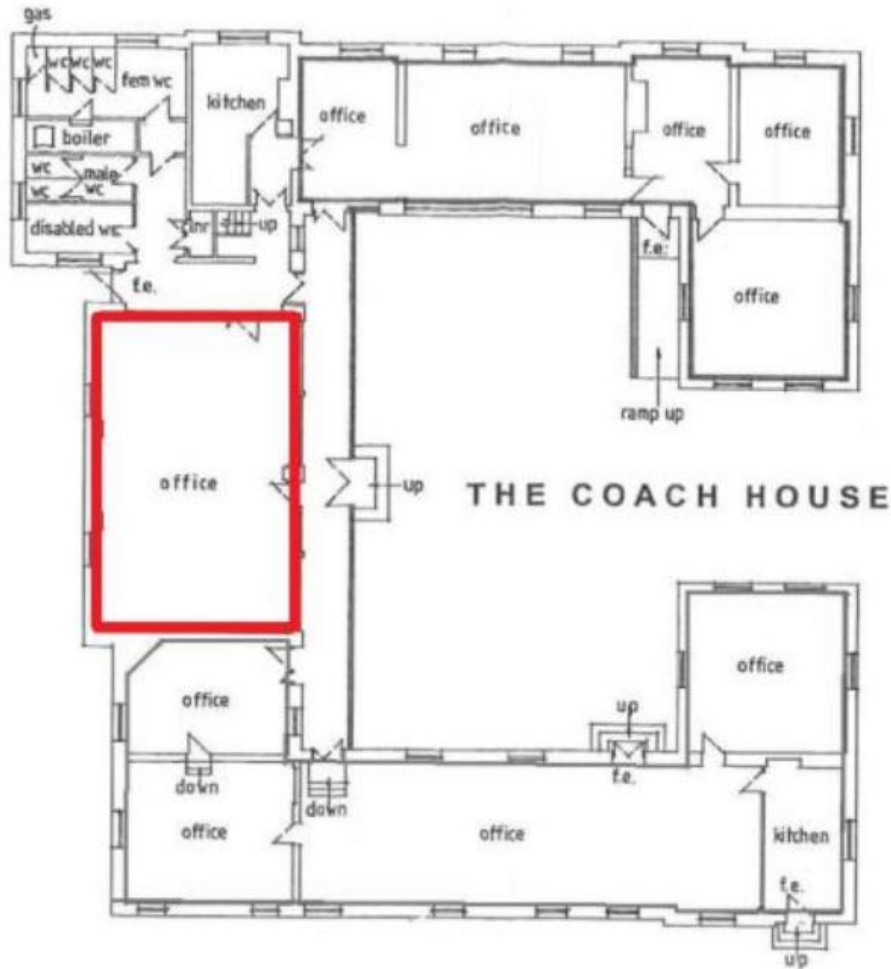
With effect from 14 May 2025, all letting agency work carried out, regardless of rental value, will be subject to financial sanctions regulations and, as such, Mather Jamie Ltd will be required to verify all named Landlords, Tenants and Guarantors to ensure that they are not a Designated Person or someone in breach of sanctions regulations.

To meet these requirements, we will carry out a full Anti-Money Laundering (AML) check on all companies and individuals relevant to a property letting. We should advise that, whilst this will not impact on your credit file, it will result in soft search showing that a check has taken place.

A facial recognition ID check will be carried out via an SMS text message through Landmark Agent.



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GROUND FLOOR

Car Park Plan



Plan for identification purposes only. Not to scale.

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LOCATION

Lockington offers an unrivalled rural setting combined with superb road communication to Junction 24 of the M1 motorway.

The offices are located within 1½ miles of both the A50 and Junction 24 of the M1 motorway.

The offices are also within 4.2 miles of East Midlands Airport, within 12 miles of both Derby and Nottingham City Centres, within 8 miles of Loughborough and Leicester remains within a 30 minute drive, approximately 20 miles to the south.

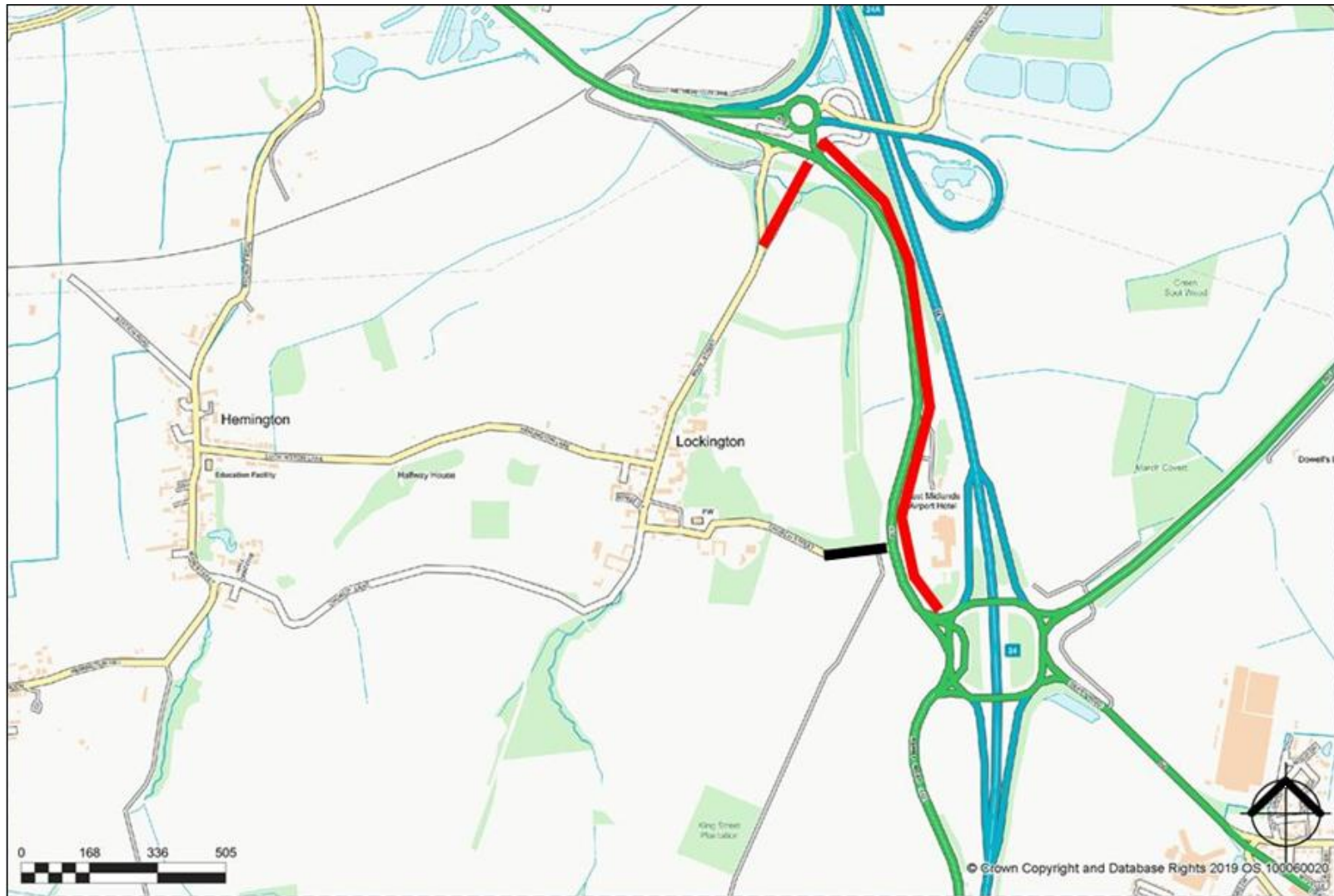
The wider road links afforded by the M1, A50 and A42 all within close proximity to the Lockington premises mean Birmingham Airport is 39 miles to the south, approximate drive time 42 minutes.

The site is also within 3.9 miles of East Midlands Parkway Train Station.



what3words: ///famous.uplifting.conveys

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-  New road link from Junction 24 M1
-  Road closed

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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