

**MATHER  
JAMIE**

01509 233433

9 Charterpoint Way  
Ashby de la Zouch  
Leics  
LE65 1NF

**TO LET**  
**£34,000 pax**

**INCENTIVE AVAILABLE**

£8,500 saving on agreement of a 5 year lease term  
(subject to contract)



**Potential to split into smaller office suites**

**First Floor Office**

**96.62 sq m – 193.24 sq m**  
**(1,040 sq ft – 2,080 sq ft)**

# 9 Charterpoint Way, Ashby de la Zouch, Leics, LE65 1NF

## DESCRIPTION

Modern first floor office suite benefiting from:

- Comfort heat/cooling system
- 3 compartment perimeter trunking
- LED lighting
- Raised floors
- Electric on-site charging points for vehicles
- 8 car parking spaces

## ACCOMMODATION

First Floor NIA	193.24 sq m	(2,080 sq ft)
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## TENURE

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

## RENT

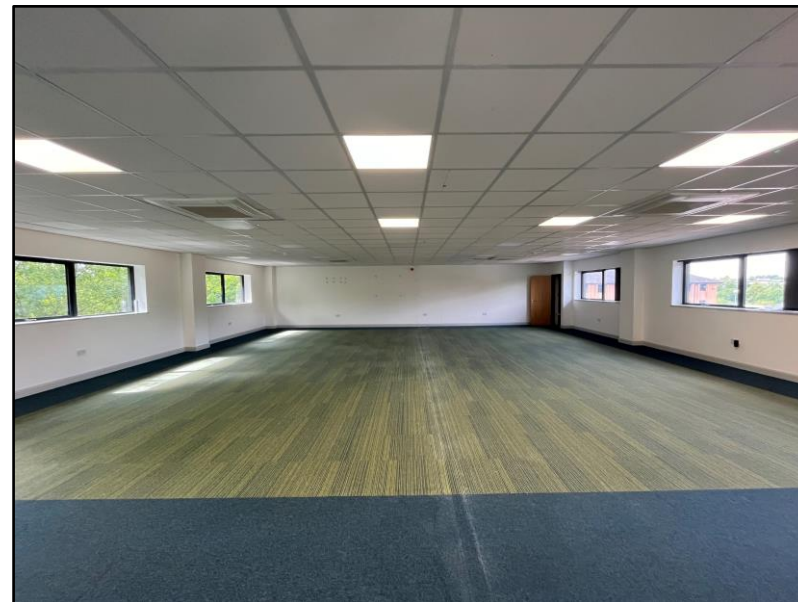
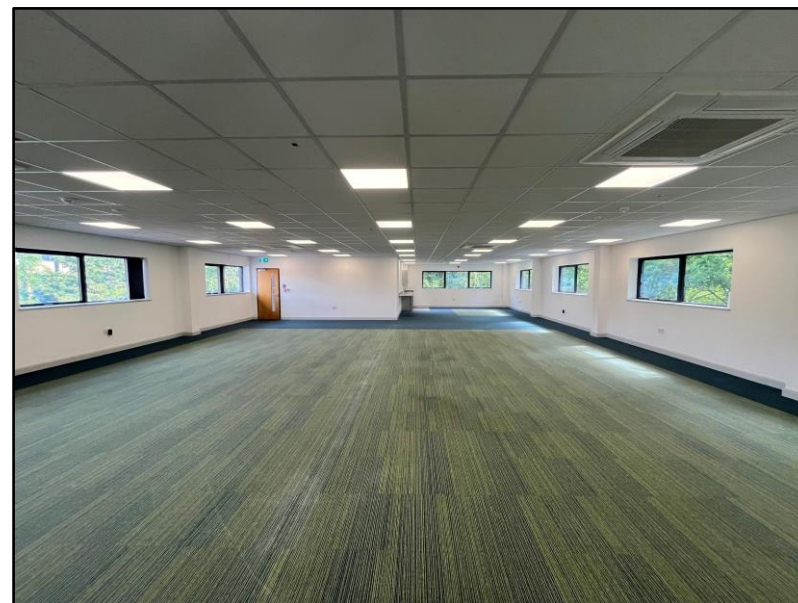
**£34,000 (thirty four thousand pounds)** per annum exclusive.

## VAT

VAT will be charged on the rent.

## LEGAL COSTS

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



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## SERVICE CHARGE

There is a site-wide service charge which includes:

- Buildings insurance
- Fire risk assessment
- Fire alarm and extinguisher service
- Air conditioning service
- Waste removal
- Grounds maintenance
- Window cleaning
- Site security

Further details can be provided upon request.

## BUSINESS RATES

Local Authority: NW Leicestershire

Period: 2024/2025

Rateable Value: £13,500  
£14,250

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 39 within Band B. The EPC is valid until 11 May 2029.

## PLANNING

We understand the premises have authorised use 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.



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## 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.

 **what3words:**  
///saucepan.glass.shredding



## CONTACT:

**Fraser Hearfield MRICS**  
**fraser.hearfield@matherjamie.co.uk**  
**07377 294108**



**3 Bank Court  
Weldon Road  
Loughborough  
Leicestershire  
LE11 5RF**  
**Website: [www.matherjamie.co.uk](http://www.matherjamie.co.uk)**

### 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