

**MATHER
JAMIE**
01509 233433

**2 The Cornerstone
Market Place
Kegworth
DE74 2EE**

TO LET (may sell)
From £20,000 pax - £55,000 pax



High Quality Offices

**157.09 sq m – 409.09 sq m
(1,691 sq ft – 4,403 sq ft)**

2 The Cornerstone, Market Place, Kegworth, Leics, DE74 2EE

DESCRIPTION

The property comprises a semi-detached, two-storey office building fitted to a high specification, with a mixture of open-plan offices and private meeting rooms.

The offices benefit from carpeting throughout, suspended ceilings with LED and Cat II lighting, perimeter trunking, WC with shower, kitchen and storage area.

Externally there are 11 dedicated car parking spaces, with some having the benefit of electric charging points.

The building has extensive solar PV installed on the roof, which contributes to its EPC B rating. There are 93 panels generating 23.5 kw of energy on a continuous basis, which the tenants would benefit from the usage of when the office is occupied.

ACCOMMODATION

Ground Floor	252 sq m	(2,712 sq ft)
First Floor	157.09 sq m	(1,691 sq ft)
Total NIA	409.09 sq m	(4,403 sq ft)



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TENURE

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

NB: Alternatively, the property may be available for sale with vacant possession.

RENT

Ground Floor

£35,000 (thirty five thousand pounds) per annum exclusive.

First Floor

£20,000 (twenty thousand pounds) per annum exclusive.

Whole

£55,000 (fifty five thousand pounds) per annum exclusive.

PRICE

Available on application.

VAT

VAT will be charged on the rent / sale price.

SERVICE CHARGE

The tenant will have to pay into the estate service charge scheme – details can be provided on request.



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BUSINESS RATES

Local Authority: North West Leicestershire
Period: From 1 April 2026
Rateable Value: Ground Floor - £33,750
First Floor - £21,250

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 36 within Band B. The EPC is valid until 30 December 2025.

PLANNING

We understand the premises have authorised planning consent 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.



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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.

ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).



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LOCATION

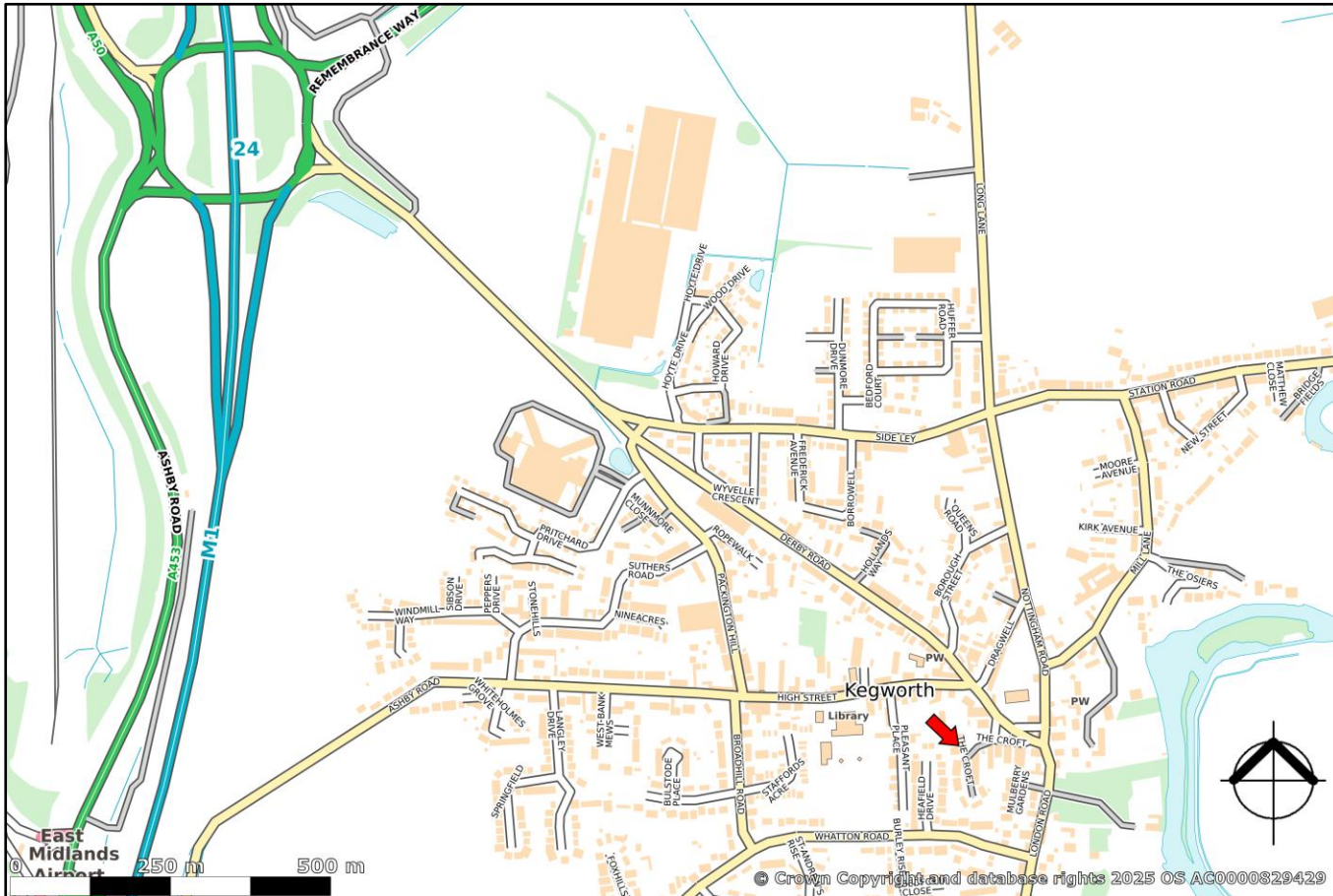
The property is located in the centre of Kegworth benefiting from superb access to the M1/M42 motorways at Junction 24, less than 1 mile distant.

East Midlands Airport is similarly within easy reach, approximately 2 miles from the property.



what3words:

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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