

**Incentive Available - 1month rent free  
(Subject To Contract)**



# 1<sup>st</sup> Floor, 36 Ashby Road, Kegworth, Leics, DE74 2DH

## DESCRIPTION

The property provides first floor open plan modern offices with private office/meeting room, kitchen and WC.

Externally there is parking for 3 cars. Additional car parking may be available by separate negotiation.

## ACCOMMODATION

|                  |                   |                    |
|------------------|-------------------|--------------------|
| Office           | 61.27 sq m        | (659 sq ft)        |
| Kitchen          | 16.83 sq m        | (181 sq ft)        |
| Store            | 7.15 sq m         | (77 sq ft)         |
| <b>Total NIA</b> | <b>85.25 sq m</b> | <b>(917 sq ft)</b> |

## TENURE

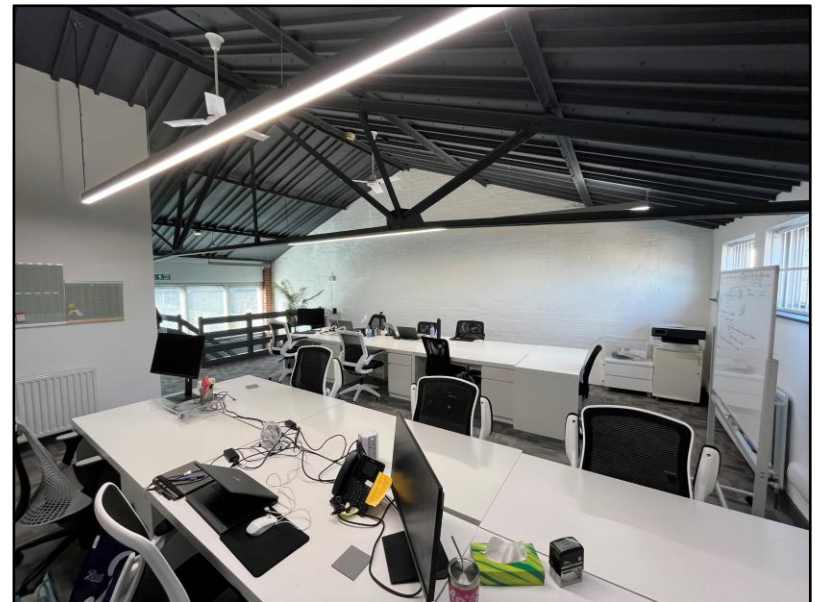
The property is available by way of a new lease on terms to be agreed.

## RENT

**£14,000 (fourteen thousand pounds)** per annum exclusive.

## VAT

VAT will not be applicable to the rent.



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## BUSINESS RATES

Local Authority: NW Leicestershire

Period: 2025/2026

Rateable Value: £8,100

## 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 66 within Band C. The EPC is valid until 6 March 2033.

## 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.



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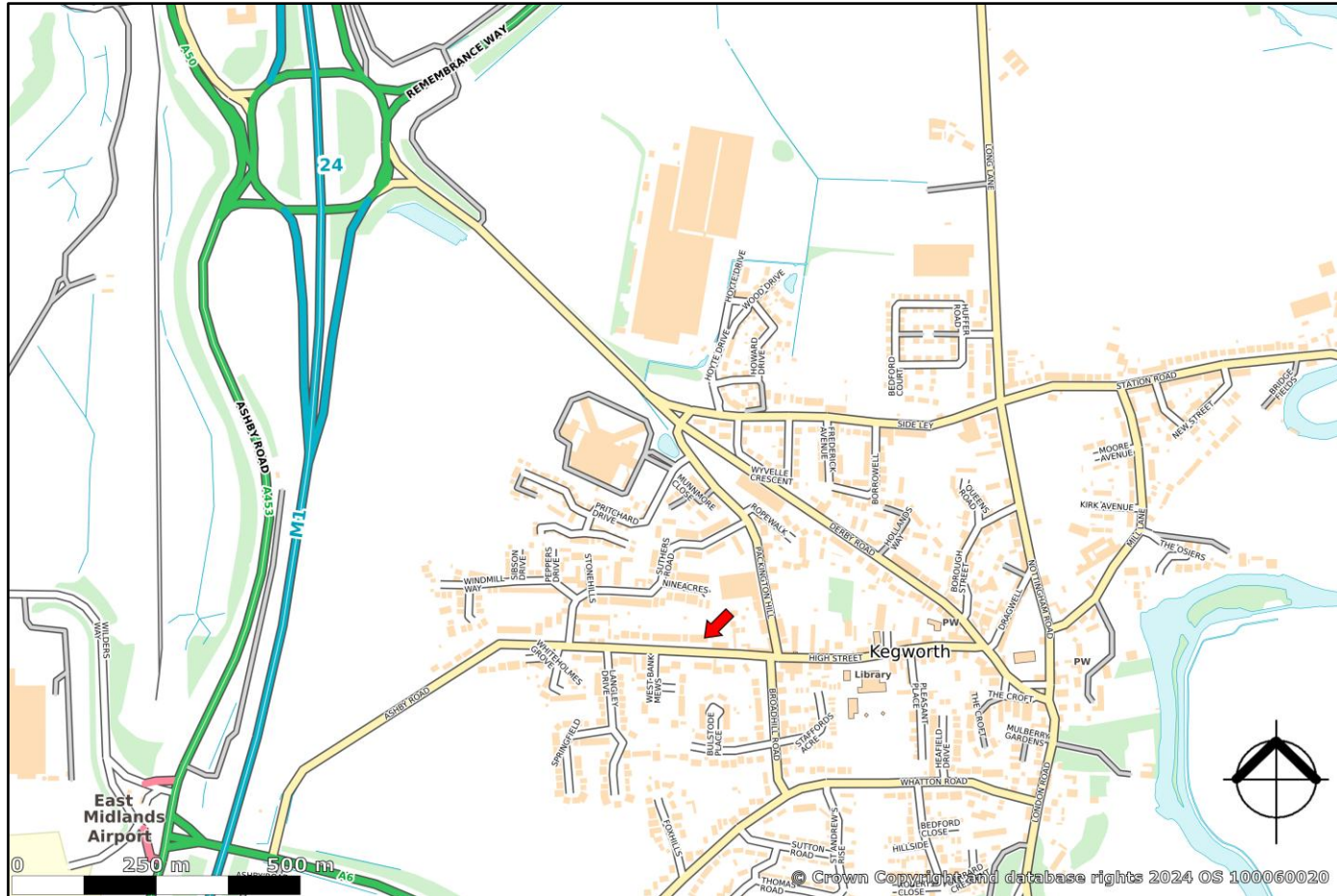
## LOCATION

The subject property is located in the heart of the village of Kegworth with superb communications to Junction 24 of the M1 motorway, East Midlands Airport and the surrounding East Midlands cities of Leicester, Nottingham and Derby.



**what3words:**

///narrowest.loafer.fabric



## **CONTACT:**

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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