

**MATHER
JAMIE**

01509 233433

**14 Market Place
Kegworth
Leics
DE74 2EE**

TO LET
From £275pcm



Fully serviced office suites

128 sq ft – 197 sq ft

14 Market Place, Kegworth, Leics, DE74 2EE

DESCRIPTION

The property provides a three-storey office building which has been split into a number of suites. There are shared kitchen and WC facilities.

Each office suite will be redecorated prior to occupation.

The property is in close proximity to parking on Market Place and Nottingham Road.

ACCOMMODATION & RENTS

Ground Floor	Size sq ft	Rent pcm
Suite 1	188	LET
Suite 2	128	£275
First Floor		
Suite 3	197	£400
Second Floor		
Suite 4	178	£375

NB: The rent includes gas, electric, water, cleaning, maintenance of common areas, building insurance, business rates and Wi-Fi.

TENURE

The office suites are available on a flexible licence for a minimum term of 6 months.



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VAT

VAT will not be charged on the rent.

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 121 within Band E. The EPC is valid until 16 September 2023

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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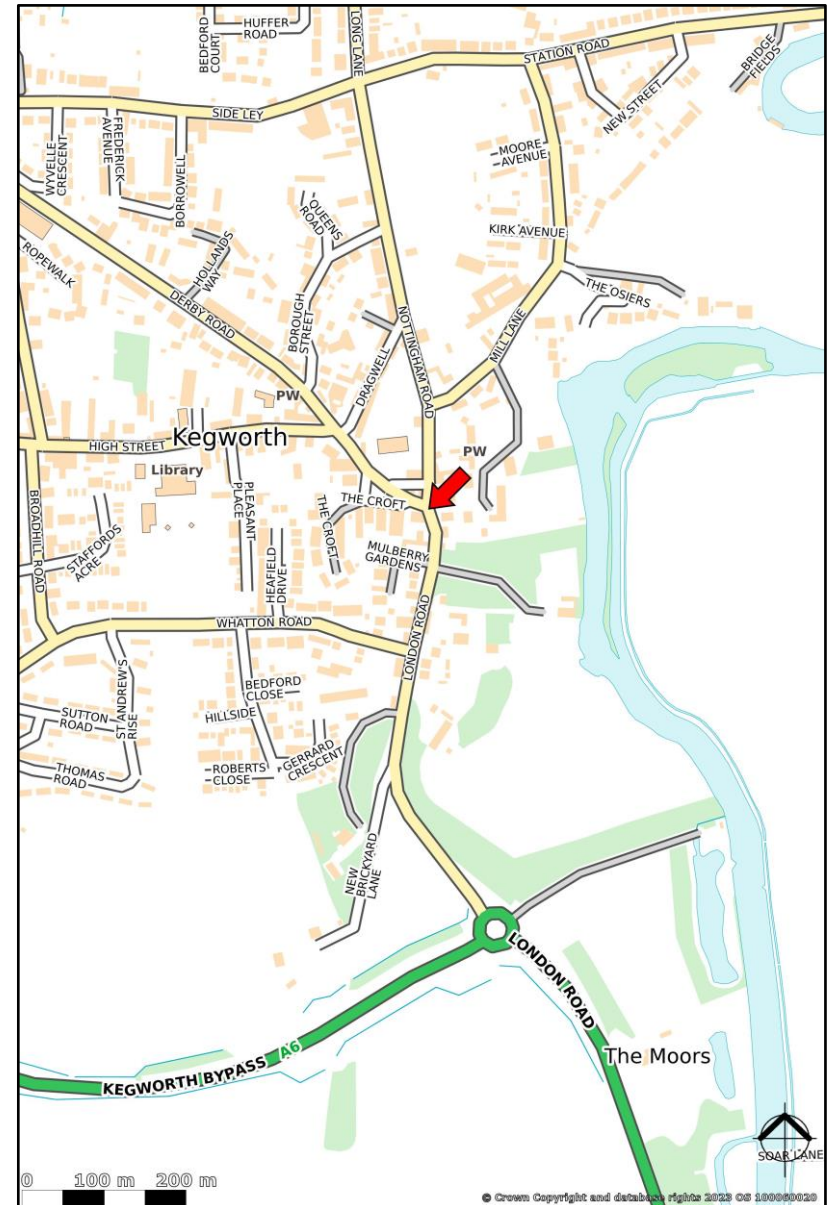
LOCATION

Located within Market Place in the centre of Kegworth the offices benefit from superb access to the M1/M42 motorways at Junction 24, being less than 1 mile away offering a good road service to Loughborough, Nottingham and Derby.

East Midlands Airport is within easy reach being approximately 2 miles distant and East Midlands Parkway Railway Station is located approximately 3 miles from the property. There is also a bus stop close to the property offering a regular service from Derby to Leicester.

Nearby occupiers include a Co-Operative Convenience Store as well as a number of café/food establishments, pubs and restaurants.

 **what3words:**
///rockets.swim.scorching



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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