

**MATHER
JAMIE**

01509 233433

**Ground Floor 15 The Office Village
North Road
Loughborough
LE11 1QJ**

**TO LET
£10,000 pax**



Ground Floor Offices

75 sq m (807 sq ft)

Ground Floor, 15 The Office Village, North Road, Loughborough, Leics, LE11 1QJ

DESCRIPTION

The property provides high-quality ground floor offices benefiting from open plan office space, two glass partitioned meeting rooms, small kitchenette and male / female WCs.

The offices benefit from double glazed windows, gas central heating, suspended ceilings, heat/cool air conditioning, Cat II inset lighting and perimeter trunking.

Externally there are 3 dedicated car parking spaces.

ACCOMMODATION

Ground Floor NIA	75 sq m	(807 sq ft)
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TENURE

The property is available by way of a new sub-lease on terms to be agreed. Any sub-lease will be excluded from the Landlord and Tenant Act 1954.

RENT

£10,000 (ten thousand pounds) per annum exclusive.

VAT

VAT will be charged on the rent.



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BUSINESS RATES

Local Authority: Charnwood
Period: 2023/2024
Rateable Value: To be re-assessed

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 63 within Band C. The EPC is valid until 31 October 2032.

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

The subject property is located on the established Charnwood Business Park approximately ½ mile from Loughborough train station, which provides a regular service to London, and approximately 1 mile from Loughborough town centre.



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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