

**MATHER
JAMIE**

01509 233433

Office 6 Rectory Place
37 Old Parsonage Lane
Hoton
LE12 5SG

TO LET
£16,000 pax



Modern Rural Offices

99.86 sq m (1,075 sq ft)

Office 6 Rectory Place, Old Parsonage Lane, Hoton, LE12 5SG

DESCRIPTION

Ground floor offices forming part of a new build rural office complex, providing 8 high-quality office suites in an attractive location.

The offices benefit from the following:

- LED lighting
- Kitchenette
- WC facilities
- 4 car parking spaces
- Gas central heating
- Security alarm
- Intercom access

ACCOMMODATION

Total NIA	99.86 sq m	(1,075 sq ft)
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TENURE

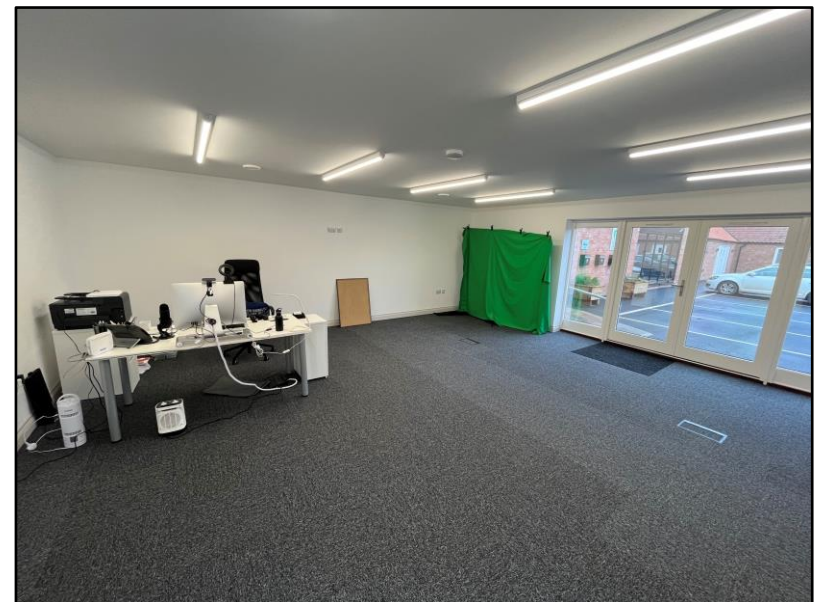
The office suite is available by way of a new lease on terms to be agreed.

RENT

£16,000 (sixteen thousand pounds) per annum exclusive.

VAT

VAT will not be charged on the rent.



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BUSINESS RATES

Local Authority: Charnwood
Period: 2023/2024
Rateable Value: TBC

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 31 within Band B. The EPC is valid until 12 December 2032.

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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INTERNAL GROUND FLOOR AREAS

	SQ M	SQ FT
OFFICE 1	80	860
OFFICE 2	82	882
OFFICE 3	138	1484
OFFICE 4	90	968
OFFICE 5	67	719
OFFICE 6	105	1127

5m

CAIRNS HERITAGE HOMES
client

PROPOSED OFFICES
RECTORY PLACE
OLD PARSONAGE LANE
HOTON
LOUGHBOROUGH
Job title

proposed ground floor plan
drawing title

scale 1:100 A2	2317/S	C
date JUN 2023	drawn by	rev

trevor muir architect

34 LANGRISH GARDEN, BOSTON, LINCOLNSHIRE, NORTH LINCS
TEL: 01509 233433 FAX: 01509 233433
WWW.TREVMUIRARCHITECT.CO.UK

GROUND FLOOR PLAN

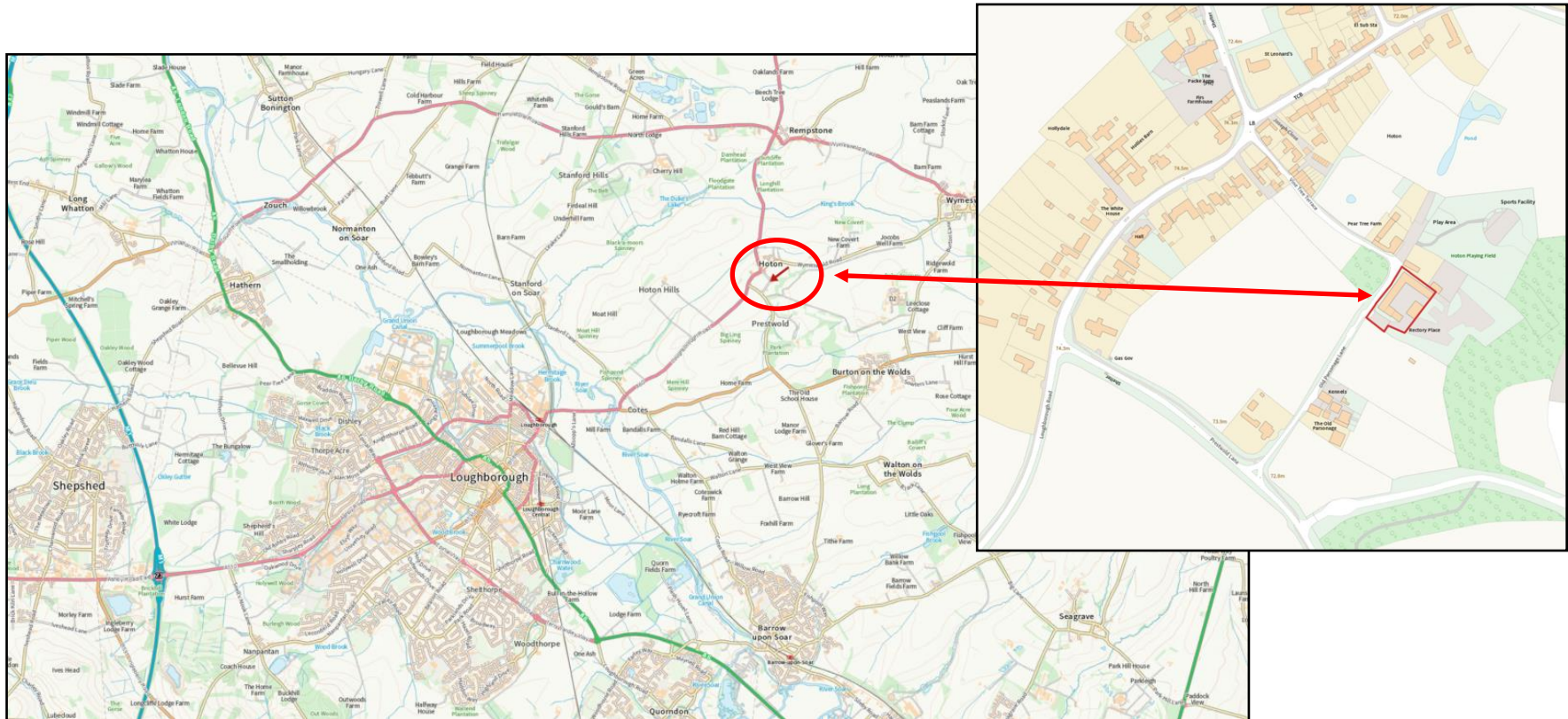
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LOCATION

The site is situated in an attractive rural location off Old Parsonage Lane on the outskirts of the village of Hoton, close to Prestwold Hall.

Hoton is located on the A60 between Loughborough (approximately 3½ miles) and Nottingham (approximately 12½ miles), benefitting from a village Public House and regular bus services to Nottingham, Loughborough and Melton Mowbray.

East Midlands Airport is located approximately 12 miles from the property with Loughborough Train Station approximately 3 miles.



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