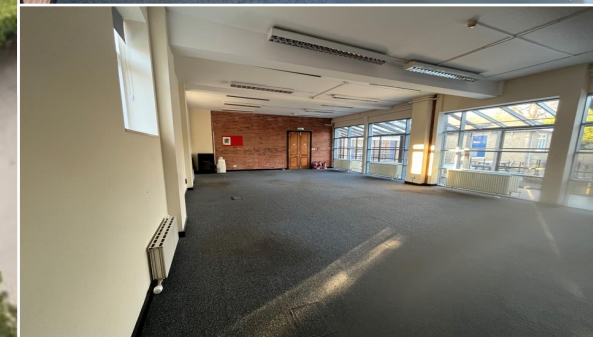


**MATHER
JAMIE**

01509 233433

**Suite 6
The Coach House
Main Street
Lockington DE74 2RH**

**TO LET
£12,000 pax**



**Attractive office with 6 car
parking spaces**

79.71 sq m (858 sq ft)

Suite 6, The Coach House, Main Street, Lockington, DE74 2RH

DESCRIPTION

An attractive modern, single-storey office unit located within the former Coach House at Lockington Hall.

The office is situated within a heritage building, in a landscaped courtyard with onsite parking for 6 cars (further parking available by separate negotiation).

The property provides an open plan office with full length glazing overlooking an external courtyard. The office benefits from LED lighting, underfloor power sockets and gas central heating.

There is communal kitchen and male, female and disabled WCs on site.

ACCOMMODATION

Ground Floor NIA	79.71 sq m	(858 sq ft)
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RENT

£12,000 (twelve thousand pounds) per annum exclusive.

VAT

VAT will be charged on the rent.

TENURE

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



Suite 6, The Coach House, Main Street, Lockington, DE74 2RH

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 98 within Band D.
The EPC is valid until 20th September 2032.

SERVICE CHARGE

There is a site-wide service charge which includes (but not limited to):

- Utilities
- Repairs, maintenance & servicing
- Buildings insurance
- Fire safety checks & servicing
- External redecoration
- Cleaning of common parts
- Waste removal
- Grounds maintenance
- Window cleaning
- Pest control

The current service charge for 2023/24 is £4,350.00pa

BUSINESS RATES

Local Authority: NW Leics District Council
Period: 2023/2024
Rateable Value: £9,100

All interested parties should contact the local authority for more information on business rates.

LEGAL COSTS

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

Energy performance certificate (EPC)

The Coach House Offices Main Street Lockington DE74 2RH	Energy rating D	Valid until: 20 September 2032
		Certificate number: 7293-4797-7703-1860-6102

Property type	B1 Offices and Workshop businesses
Total floor area	728 square metres

Rules on letting this property

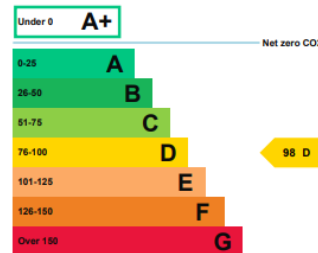
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

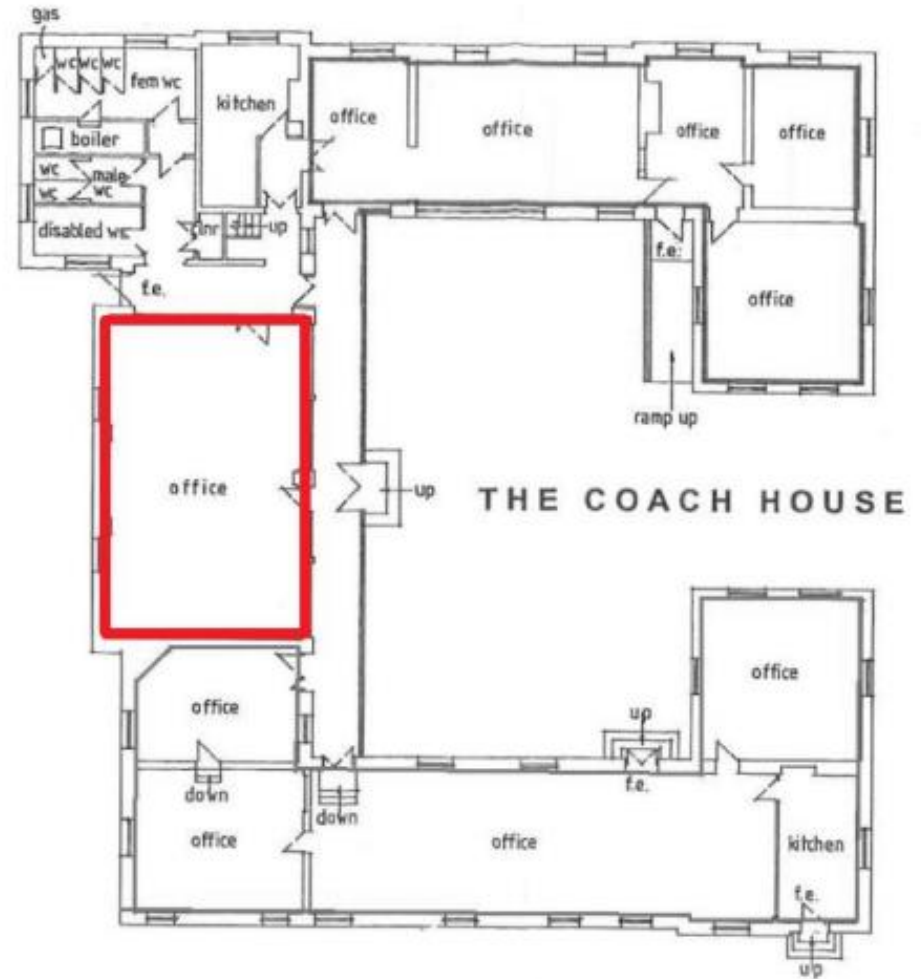
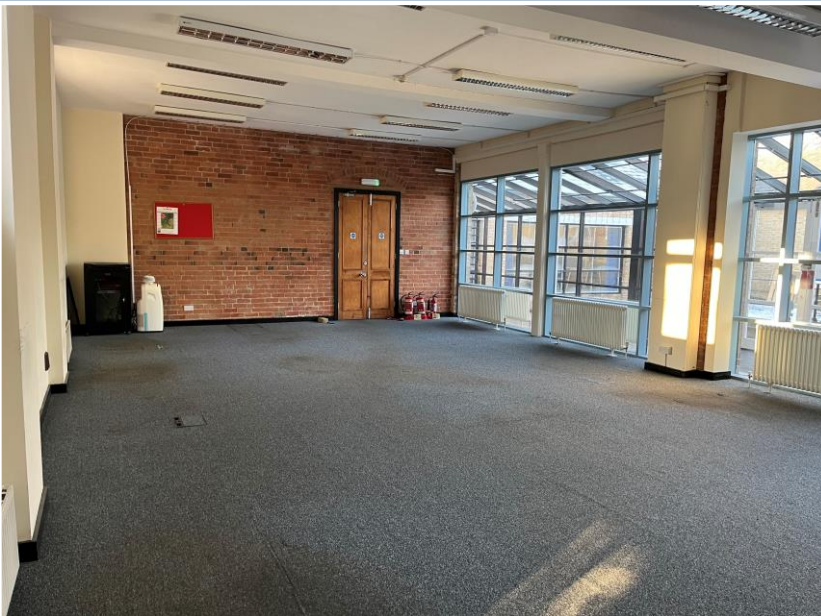


How this property compares to others

Properties similar to this one could have ratings:

If newly built	32 B
If typical of the existing stock	93 D

Suite 6, The Coach House, Main Street, Lockington, DE74 2RH



GROUND FLOOR



Plan for identification purposes only. Not to scale.

Suite 6, The Coach House, Main Street, Lockington, DE74 2RH

LOCATION

Lockington offers an attractive rural setting combined with superb road communication to Junction 24 of the M1 motorway.

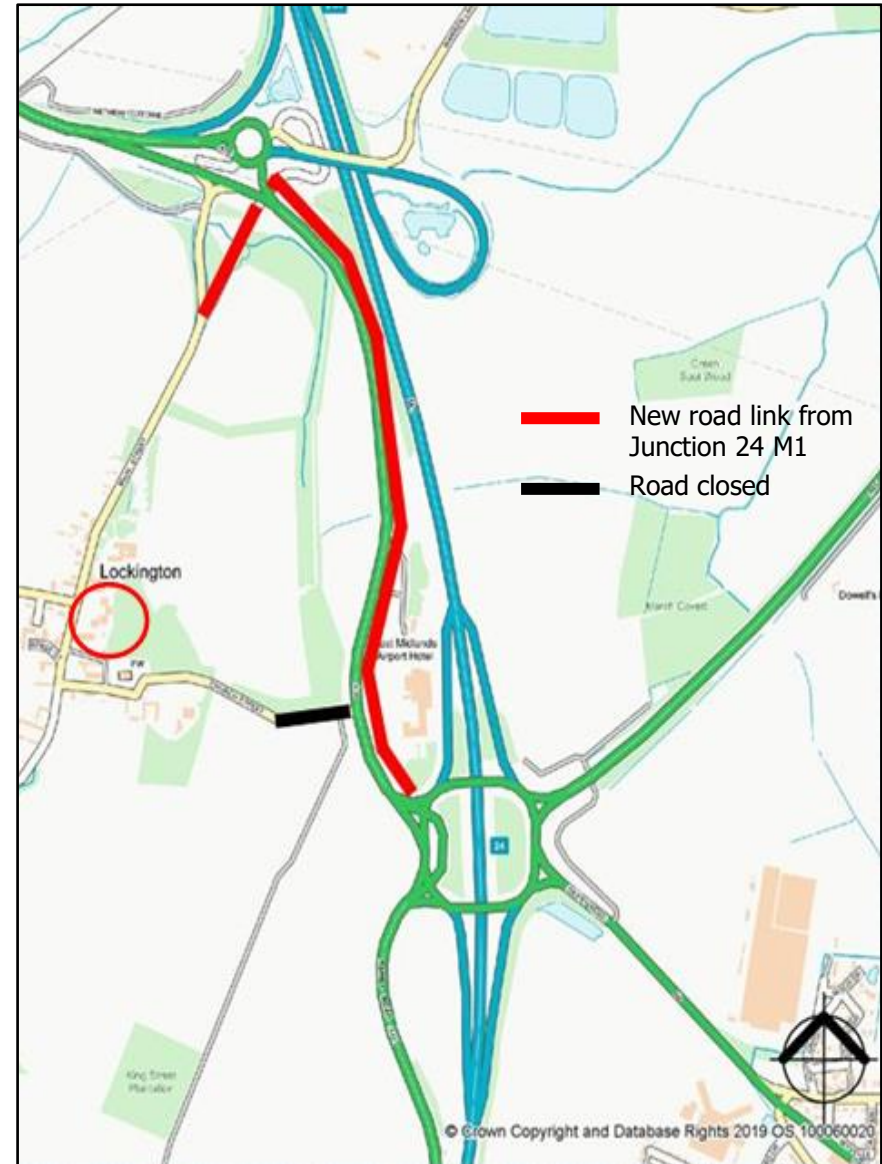
The offices are located within 1½ miles of both the A50 and Junction 24 of the M1 motorway.

The offices are also within 4.2 miles of East Midlands Airport, within 12 miles of both Derby and Nottingham City Centres, within 8 miles of Loughborough and Leicester remains within a 30 minute drive, approximately 20 miles to the south.

The wider road links afforded by the M1, A50 and A42 all within close proximity to the Lockington premises mean Birmingham Airport is 39 miles to the south, approximate drive time 42 minutes.

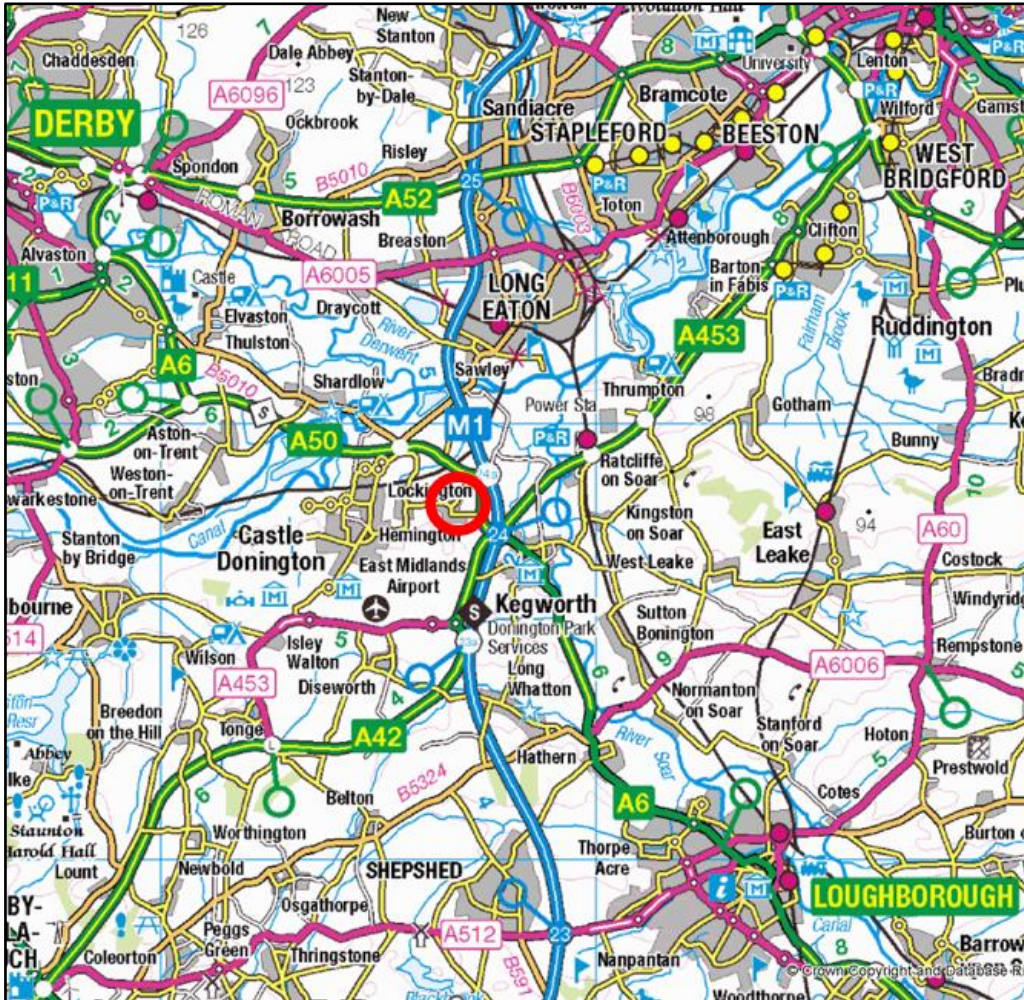
The site is also within 3.9 miles of East Midlands Parkway Train Station.

 **what3words:**
///famous.uplifting.conveys



Suite 6, The Coach House, Main Street, Lockington, DE74 2RH

Car Park Plan



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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