

**MATHER
JAMIE**

01509 233433

**Atherstone House
Merrylees Road
Desford
Leics LE9 9FE**

FOR SALE / TO LET
£275,000 / £25,000pax



High Quality Rural Offices

252.13 sq m (2,714 sq ft)

Atherstone House, Merrylees Road, Desford, Leics, LE9 9FE

DESCRIPTION

The property comprises a two-storey office building fitted to a good standard with a mixture of open plan offices and private meeting rooms, benefiting from double glazed windows, gas central heating, suspended ceilings and LED lighting.

At ground floor there is a reception area, WCs and shower room plus various storerooms with the first floor providing offices, break out room, board room, store and kitchen.

Externally there are approximately 9 dedicated car parking spaces.

ACCOMMODATION

Ground Floor	150.78 sq m	(1,623 sq ft)
First Floor	101.35 sq m	(1,091 sq ft)
Total NIA	252.13 sq m	(2,714 sq ft)

TENURE

The property is available freehold with vacant possession or by way of a new lease on terms to be agreed.



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PRICE

£275,000 (two hundred and seventy five thousand pounds).

RENT

£25,000 (twenty five thousand pounds) per annum exclusive.

VAT

The position regarding VAT is to be confirmed.

BUSINESS RATES

Local Authority: Hinckley & Bosworth

Period: 2025/2026

Rateable Value: £16,500

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 67 within Band C. The EPC is valid until 3 March 2029.



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PLANNING

We understand the premises have established use 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.

ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).

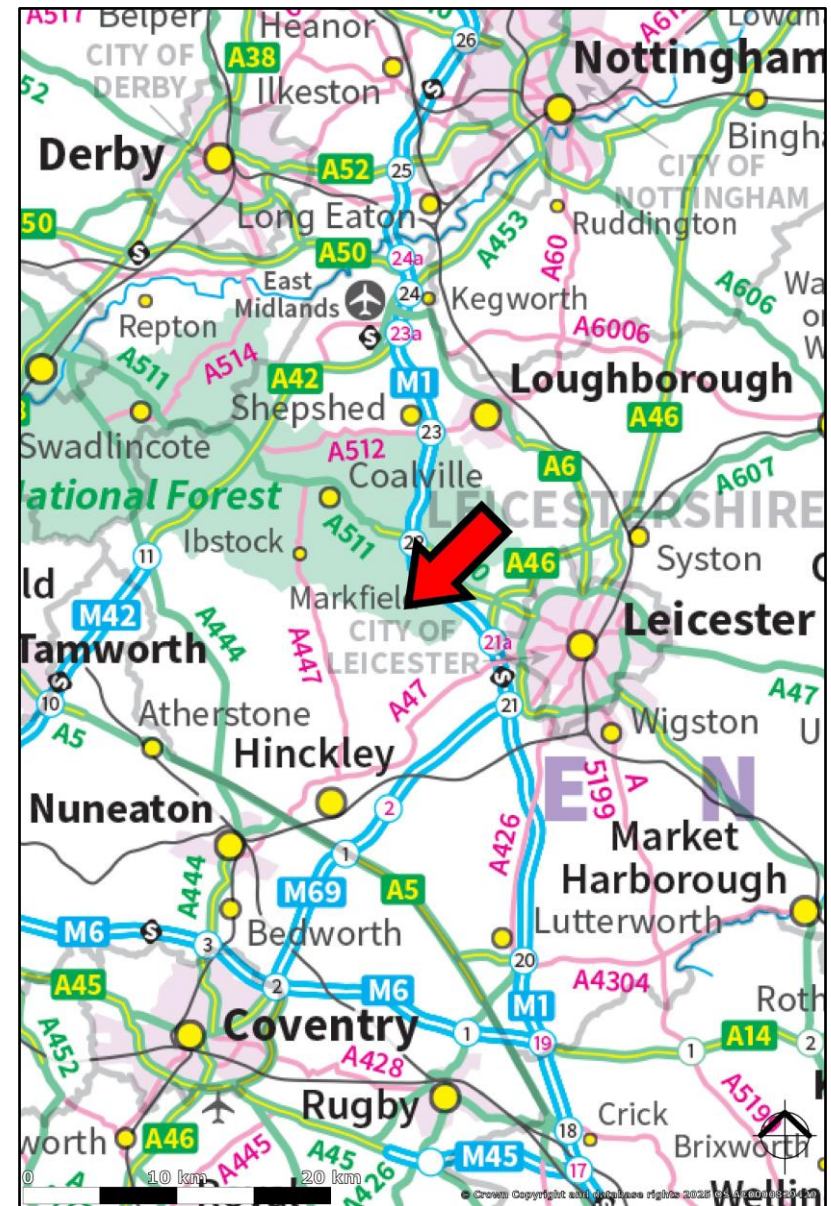


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LOCATION

The subject property is located on Merrylees Industrial Estate to the north of Desford, well-located approximately 4.6 miles from Junction 26 of the M1 motorway and 4.8 miles from the A50. There are a variety of occupiers on the site including Quartz Technical Services Ltd, Vanfast Ltd, Comer Industries, Morris Designs, BP Plastering Ltd and ENWA Water Technology UK.

 **what3words:**
///ideals.clever.paint



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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