

**MATHER
JAMIE**
01509 233433

**Suite F1 Six Hills Business Park
Fosse Way
Melton Mowbray
LE14 3PD**

TO LET
£44,000 pax



High Quality Rural Offices

360.27 sq m (3,878 sq ft)

Suite F1 Six Hills Business Park, Fosse Way, Melton Mowbray, Leics, LE14 3PD

DESCRIPTION

Six Hills Business Park is a 5.01 acre modern business park based just off the A46 Fosse Way. The site comprises a series of buildings providing a mixture of commercial and office accommodation and light industrial / workshops.

The subject property offers first floor accommodation fitted to a high standard with LED lighting, suspended ceiling, heat/cool air conditioning, Cat 5 perimeter trunking, private office / meeting rooms, kitchen and WC.

Externally the site offers 5 car parking spaces with the added benefit of an on-site gym, café with breakout games area and managed reception.

NB: Additional car parking spaces may be available by separate negotiation.

ACCOMMODATION

Total NIA	360.27 sq m	(3,878 sq ft)
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TENURE

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

RENT

£44,000 (forty four thousand pounds) per annum exclusive.



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VAT

VAT will be charged on the rent.

SERVICE CHARGE

There is a service charge for the maintenance and upkeep of the communal areas of the business park.

CONNECTIVITY

Wi-Fi will be available at an additional monthly charge.

UTILITIES

The utilities are metered, charged at the prevailing rate.

BUSINESS RATES

Local Authority: Melton

Period: 2025/2026

Rateable Value: The business rates have been calculated on a per sq ft basis. Information available on request

LEGAL COSTS

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



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ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 101 within Band E. The EPC is valid until 11 May 2030.

PLANNING

We understand the premises have established use 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.

OFSI SANCTIONS CHECK

With effect from 14 May 2025, all letting agency work carried out, regardless of rental value, will be subject to financial sanctions regulations and, as such, Mather Jamie Ltd will be required to verify all named Landlords, Tenants and Guarantors to ensure that they are not a Designated Person or someone in breach of sanctions regulations.

To meet these requirements, we will carry out a full Anti-Money Laundering (AML) check on all companies and individuals relevant to a property letting. We should advise that, whilst this will not impact on your credit file, it will result in soft search showing that a check has taken place.

A facial recognition ID check will be carried out via an SMS text message through Landmark Agent.



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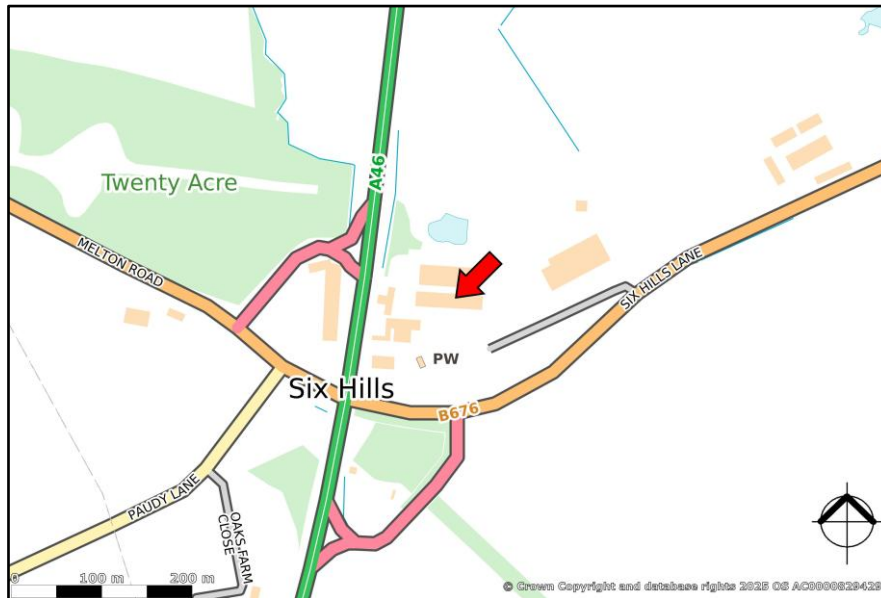
LOCATION

Six Hills is a prominent intersection off the A46 Fosse Way in the East Midlands region, situated within close proximity to Nottingham, Leicester, Melton Mowbray and Loughborough.

The M1 and M69 motorways are both accessible 14 miles to the south-west and the A1 at Newark approximately 26 miles to the north-east.

The property lies adjacent to the A46 Fosse Way on the southbound carriageway at its junction with Six Hills Lane (B674).

 **what3words:** ///pancakes.fuels.hexes



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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