

**MATHER
JAMIE**
01509 233433

**10b Charterpoint Way
Ashby de la Zouch
Leics
LE65 1NF**

TO LET
£18,000 pax



Modern First Floor Office

85.75 sq m (923 sq ft)

10b Charterpoint Way, Ashby de la Zouch, Leics, LE65 1NF

DESCRIPTION

Modern first floor office suite benefiting from:

- Boardroom
- Kitchen & Break-out Area with integrated white goods
- Comfort heat/cooling system
- 3 compartment perimeter trunking
- LED lighting
- Raised floors
- Electric on-site charging points for vehicles
- 4 car parking spaces
- Super-fast broadband

ACCOMMODATION

Total NIA	85.75 sq m	(923 sq ft)
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TENURE

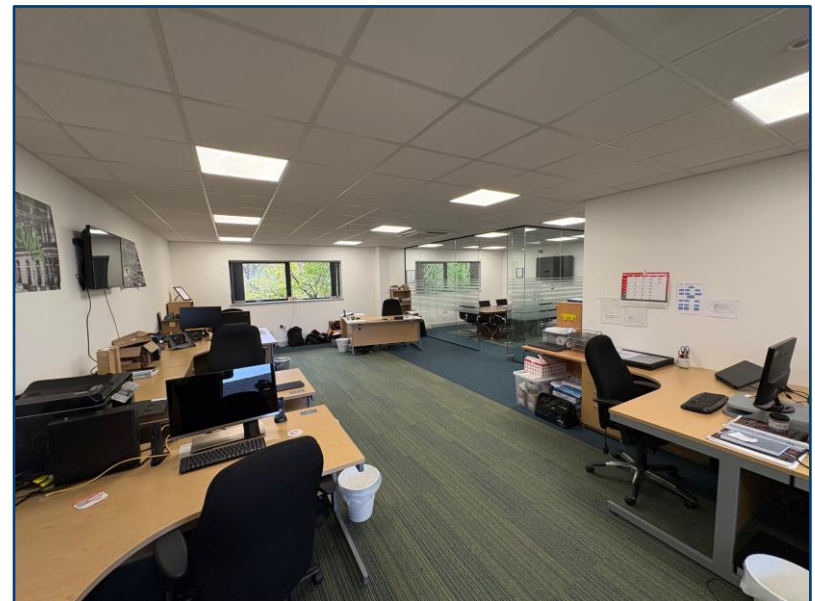
The property is available by way of a new lease on terms to be agreed.

RENT

£18,000 (eighteen thousand pounds) per annum exclusive.

VAT

VAT will be charged on the rent.



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SERVICE CHARGE

There is a site-wide service charge which includes:

- Buildings insurance
- Fire risk assessment
- Fire alarm and extinguisher service
- Air conditioning service
- Waste removal
- Grounds maintenance
- Window cleaning
- Site security

The current service charge is £1,548.39 per annum.

BUSINESS RATES

Local Authority: NW Leicestershire

Period: 2025/2026

Rateable Value: £12,750

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 39 within Band B. The EPC is valid until 11 May 2029.



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.

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.



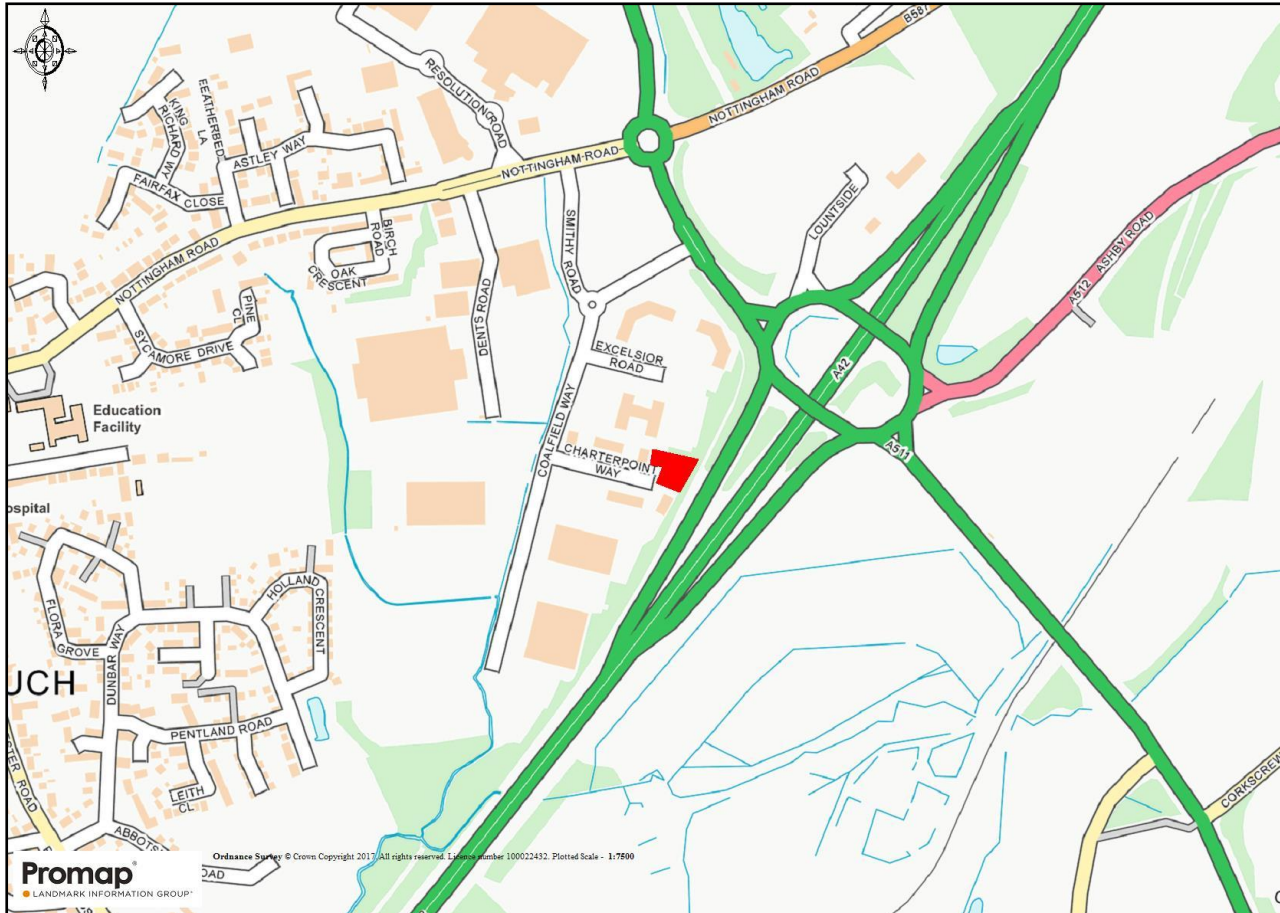
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LOCATION

Charter Point is located to the east of Ashby de la Zouch with direct access from the A511/A42/M42 road link.

Within 25 miles of Nottingham, Birmingham, Derby and Leicester the position is a prime location in terms of communication for the east and west Midlands with superb access to the A42/M42/M1 and within easy access of both the East Midlands and Birmingham Airports.

 **what3words:**  saucepan.glass.shredding



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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