

**MATHER
JAMIE**
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**Unit A Chantry House
Enderby Road
Grange Park
Whetstone LE8 6EP**

TO LET
£19,000 pax



Offices

152.73 sq m (1,644 sq ft)

Unit A Chantry House, Enderby Road, Grange Park, Whetstone, Leics, LE8 6EP

DESCRIPTION

Self-contained two-storey corner terrace office benefiting from suspended ceilings with LED lighting, heating and cooling air conditioning and perimeter trunking. Mixture of open plan and private offices.

Externally there are 6 dedicated car parking spaces opposite the front of the building.

ACCOMMODATION

Ground Floor	73.87 sq m	(795 sq ft)
First Floor	78.89 sq m	(846 sq ft)
Total NIA	152.73 sq ft	(1,644 sq ft)

TENURE

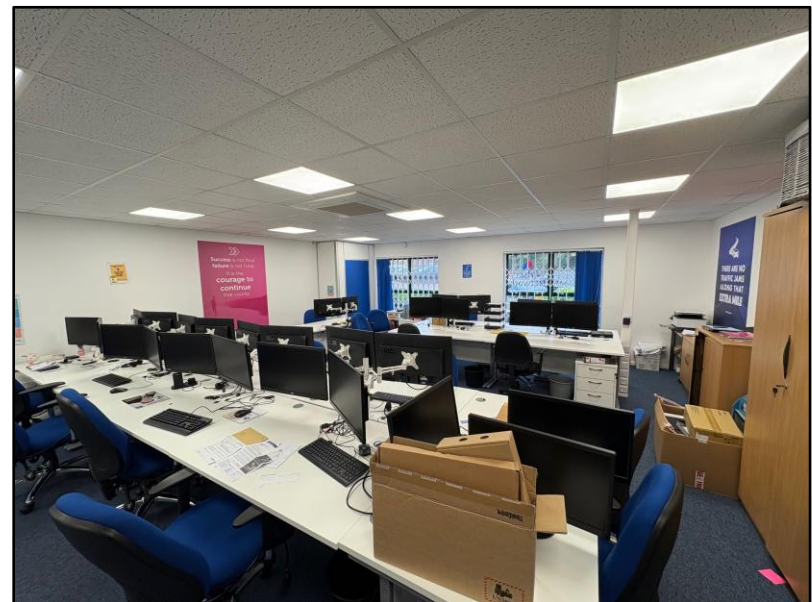
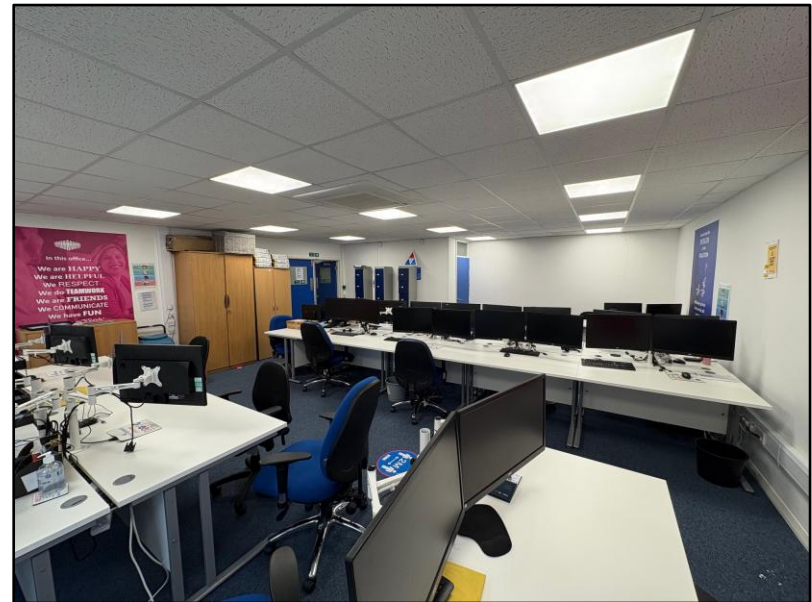
The property is available by way of a new lease on terms to be agreed.

RENT

£19,000 (nineteen thousand pounds) per annum exclusive.

VAT

VAT will not be charged on the rent.



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SERVICE CHARGE

There is a management charge for maintenance of communal grounds. Currently the annual cost is £960 per annum.

INSURANCE CHARGE

The current insurance charge is £340 per annum.

BUSINESS RATES

Local Authority: Blaby
Period: 2025/2026
Rateable Value: £9,000

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 2 June 2035.

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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LOCATION

The offices are located on Grange Business Park on the outskirts of Whetstone with superb access via the Enderby Road to the former Foxhunter roundabout and provide good communication to Junction 21 of the M1/M69 and the Fosse Retail Park.

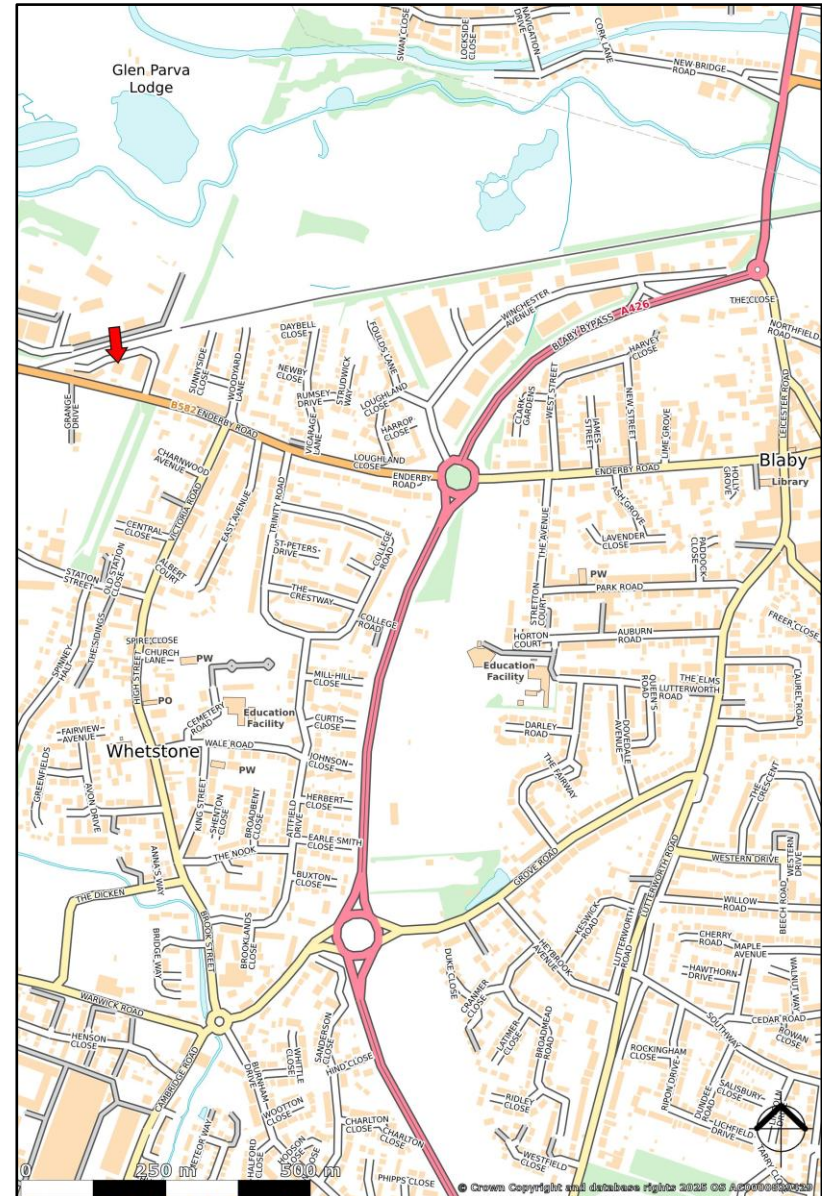
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OFSI SANCTIONS CHECK

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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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