

**MATHER
JAMIE**
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**4 Cedars Office Park
Butt Lane
Normanton on Soar
Notts LE12 5EE**

TO LET
£15,000 pax



Rural Eco Office Conversion

98.48 sq m (1,060 sq ft)

4 Cedars Office Park, Butt Lane, Normanton on Soar, Notts, LE12 5EE

DESCRIPTION

The property provides a two-storey rural office with private access, kitchen and disabled WC facilities.

The offices benefits from energy efficient/saving equipment to offset the energy/carbon footprint and include a central Woodchip Biomass boiler providing underfloor heating, photovoltaic panels which generate electricity and ground source cooling.

Externally the premises are set around a landscaped courtyard. There are 8 allocated car parking spaces on site.

ACCOMMODATION

Total NIA	98.48 sq m	(1,060 sq ft)
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TENURE

The property is available by way of a new lease on terms to be agreed, subject to a minimum term of 3 years on a full repairing and insuring basis.

Any new lease will be excluded from the Landlord and Tenant Act 1954 Security of Tenure Provisions, Sections 24-28 as amended.



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RENT

£15,000 (fifteen thousand pounds) per annum exclusive.

VAT

VAT will be charged on the rent.

SERVICE CHARGE

A site wide service charge is applicable which includes heating, landscaping and maintenance of the communal areas, refuse collection, water charges, servicing of the biomass boiler and ground source cooling system.

The current service charge payable is 25.64% of the service costs.

BUSINESS RATES

Local Authority: Rushcliffe
Period: From 1 April 2026
Rateable Value: £9,500

NB:

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 40 within Band B. The EPC is valid until 20 March 2032.

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

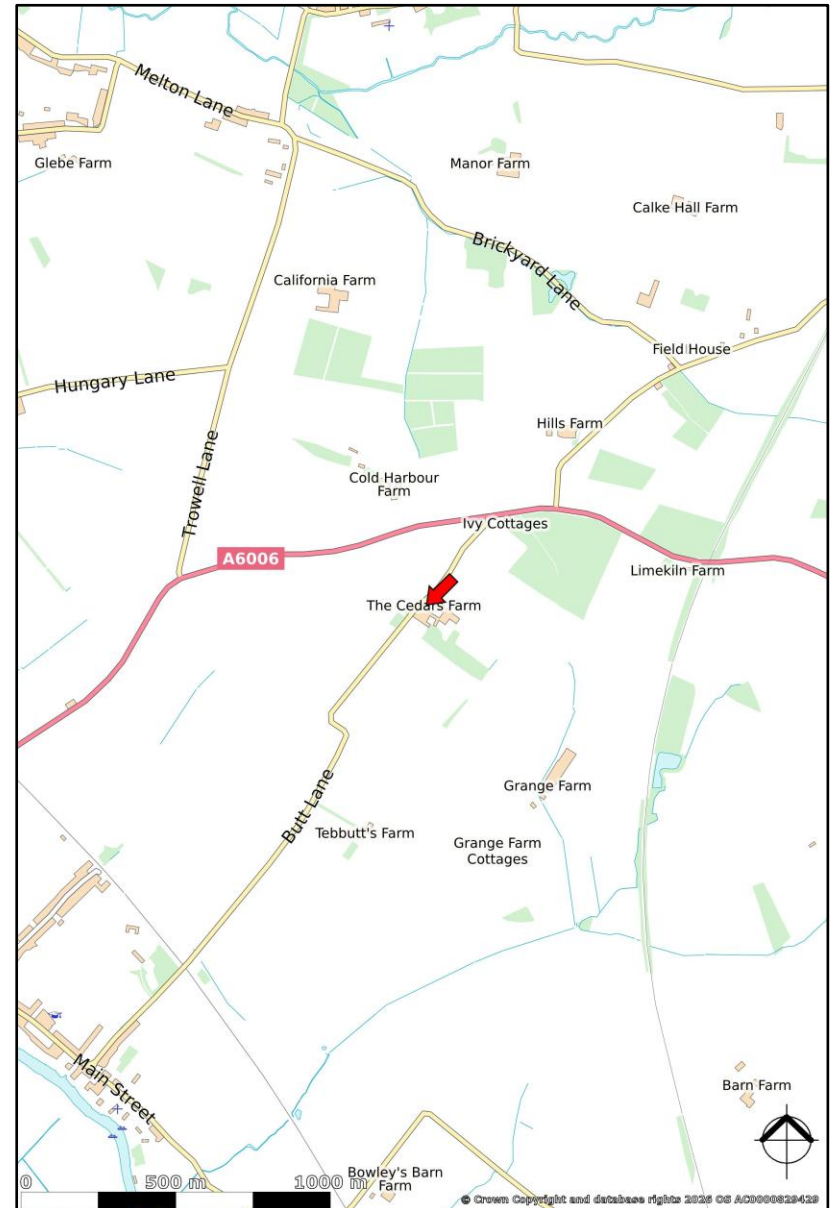
The subject property is set in a superb rural location to the north-east of Loughborough, with good access via the A6006 to the A6 Loughborough-Derby link road and the A60 Loughborough to Nottingham link, approximately 7 miles from Junction 24 of the M1 motorway and 5 miles from Loughborough town centre.

The property's central location provides easy access to the major cities in the East Midlands, as well as East Midlands Airport.

- Derby City Centre—33 minutes
- Nottingham City Centre—27 minutes
- Leicester City Centre—40 minutes
- East Midlands Airport—15 minutes

The offices are outside of the Nottingham parking levy.

 **what3words:** ///tequila.tennis.squirted



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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