

**MATHER  
JAMIE**  
01509 233433

**6 Pear Tree Business Park  
Desford Lane  
Ratby  
LE6 0PG**

**FOR SALE** (virtual freehold)  
**£400,000**



**High Quality Office  
High Level Environmental Design**

**155.67 sq m (1,676 sq ft)**

# 6 Pear Tree Business Park, Desford Lane, Ratby, Leics, LE6 0PG

## LOCATION

A very attractive elevated rural setting close to Ratby village centre with views over open countryside.

The property's location is shown on the plan within these particulars.

## DESCRIPTION

Single-storey office benefiting from tiled floor, suspended ceiling, male/female WCs and a private office/meeting room. The office is served with underfloor heating supplied by a central Biomass Boiler fuelled by locally grown coppice Willow (gas back-up to meet peak load).

The property has concrete roofs with sedum covering to maximise thermal insulation, designed in association with natural cross ventilation to minimise running and occupational costs, in particular with regard to management of heat during the summer months and heat loss during winter. These innovative business buildings have been carefully designed for now and the future.

Externally the property benefits from 5 car parking spaces.

## ACCOMMODATION

Unit 6                      155.67 sq m    (1,676 sq ft)

## TENURE

The property is available to purchase on a virtual freehold with vacant possession.

## PRICE

**£400,000 (four hundred thousand pounds).**

## BUSINESS RATES

Local Authority: Hinckley & Bosworth  
Period: 2022/2023  
Rateable Value: £18,000

## LEGAL COSTS

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

## VAT

VAT will be charged on the sale price.

## EPC

The property has an Energy Performance Asset Rating of 21 within Band A.

## PLANNING

We understand the building has planning permission for Class E (Offices) & B1(b) (Light Industry) of the Town and Country Planning (Use Classes) Order 1987 with hours of work restricted by Planning Conditions.

## 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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Loughborough  
Leicestershire  
LE11 5RF  
Website: [www.matherjamie.co.uk](http://www.matherjamie.co.uk)

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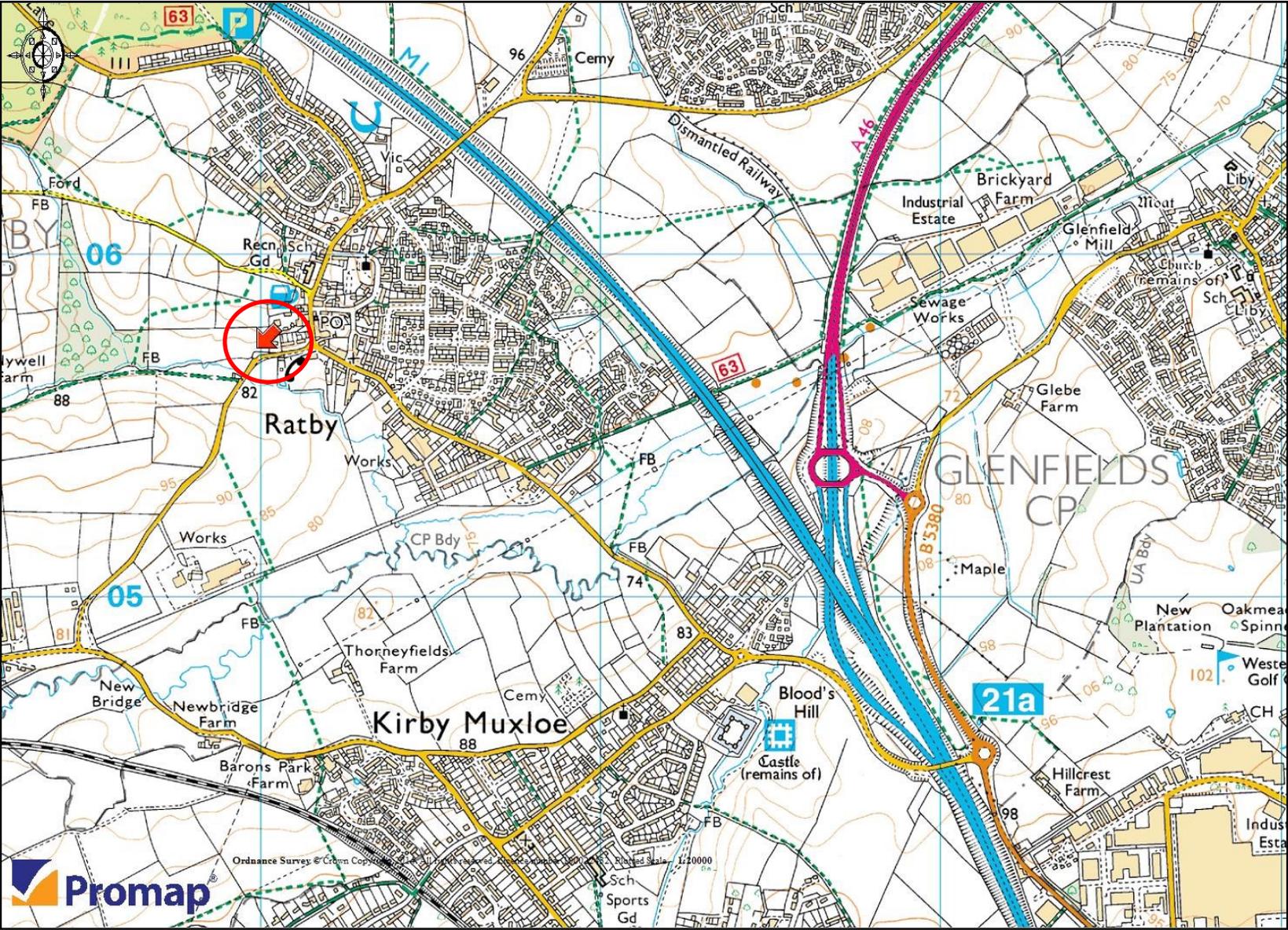
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**IMPORTANT INFORMATION**

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:

1. 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
2. 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
3. Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority
4. 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
5. 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