

**MATHER  
JAMIE**  
01509 233433

Part 1<sup>st</sup> Floor  
20 Granite Way  
Mountsorrel  
LE12 7TZ

**TO LET**  
**£25,000 pax**



**1<sup>st</sup> Floor Offices**

**169.38 sq m (1,823 sq ft)**

# Part 1<sup>st</sup> Floor, 20 Granite Way, Mountsorrel, Leics, LE12 7TZ

## DESCRIPTION

First floor office suite benefitting from an upgraded climate control heating/cooling system, solid flooring, perimeter trunk power and data cabling, suspended ceilings with inset Cat II lighting, male, female and disabled WC facilities.

The property is set in attractive landscaped grounds with parking for 9 cars.

## ACCOMMODATION

1 <sup>st</sup> Floor (right-hand side)	169.38sq m	(1,823 sq ft)
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## TENURE

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

## RENT

**£25,000 (twenty five thousand pounds)** per annum exclusive.

## VAT

VAT will be charged on the rent.



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## SERVICE CHARGE

A service charge will be payable which will include heating, electricity, the reception along with the maintenance of the communal areas and external structures.

## BUSINESS RATES

Local Authority: Charnwood  
Period: 2025/2026  
Rateable Value: £24,500

## 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 105 within Band E. The EPC is valid until 12 April 2026.

## PLANNING

We understand the premises have authorised planning consent 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.





## **CONTACT:**

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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.