

**MATHER  
JAMIE**  
01509 233433

**The Coach House & Greystones**  
**Huncote Road**  
**Croft**  
**LE9 3GT**

**TO LET**  
**£50,000 pax**

**The Coach House**



**Substantial Rural Offices**  
**with good on-site car parking**

**758.7 sq m (8,025 sq ft)**

# The Coach House & Greystones, Huncote Road, Croft, LE9 3GT

## DESCRIPTION

The offices comprise of two standalone buildings providing a mixture of open-plan and cellular private offices over two floors in two detached buildings both benefiting from annexe blocks.

The Coach House provides office accommodation to ground and first floor benefiting from private office and meeting room. To the rear is a substantial adjoining annexe providing a series of individual private offices, male and female WC and kitchen facility.

Adjoining is Greystones, a stone-built slate roofed two-storey detached building with substantial rear single-storey annexe.

There is external car parking for approximately 22 cars within the lower courtyard of the office complex.



## RENT

**£50,000 (fifty thousand pounds)** per annum exclusive.

## VAT

VAT will not be charged on the rent.

## TENURE

The property is available by way of a new lease on terms to be agreed, to be contracted outside the Landlord and Tenant Act, Security of Tenure Provisions.





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## ACCOMMODATION

### The Coach House

Ground Floor WC	94.99 sq m	(1,022 sq ft)
First Floor Board Room	43.07 sq m	(464 sq ft)
Annexe WCs	108.17 sq m	(1,164 sq ft)
<b>Total NIA</b>	<b>259.41 sq m</b>	<b>(2,650 sq ft)</b>

### Greystones

Ground Floor WCs Kitchen	97.08 sq m	(1,045 sq ft)
First Floor	140.39 sq m	(1,511 sq ft)
Annexe	261.82 sq m	(2,818 sq ft)
<b>Total NIA</b>	<b>499.29 sq m</b>	<b>(5,374 sq ft)</b>
<b>Total NIA on site</b>	<b>758.7 sq m</b>	<b>(8,025 sq ft)</b>



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## BUSINESS RATES

Local Authority: Blaby  
Period: 2024/2025  
Rateable Value: £45,500

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The Coach House has an Energy Performance Asset Rating of 113 within Band E. The EPC is valid until 12 September 2029.

Greystones has an Energy Performance Asset Rating of 103 within Band E. The EPC is valid until 22 July 2029.

## 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.





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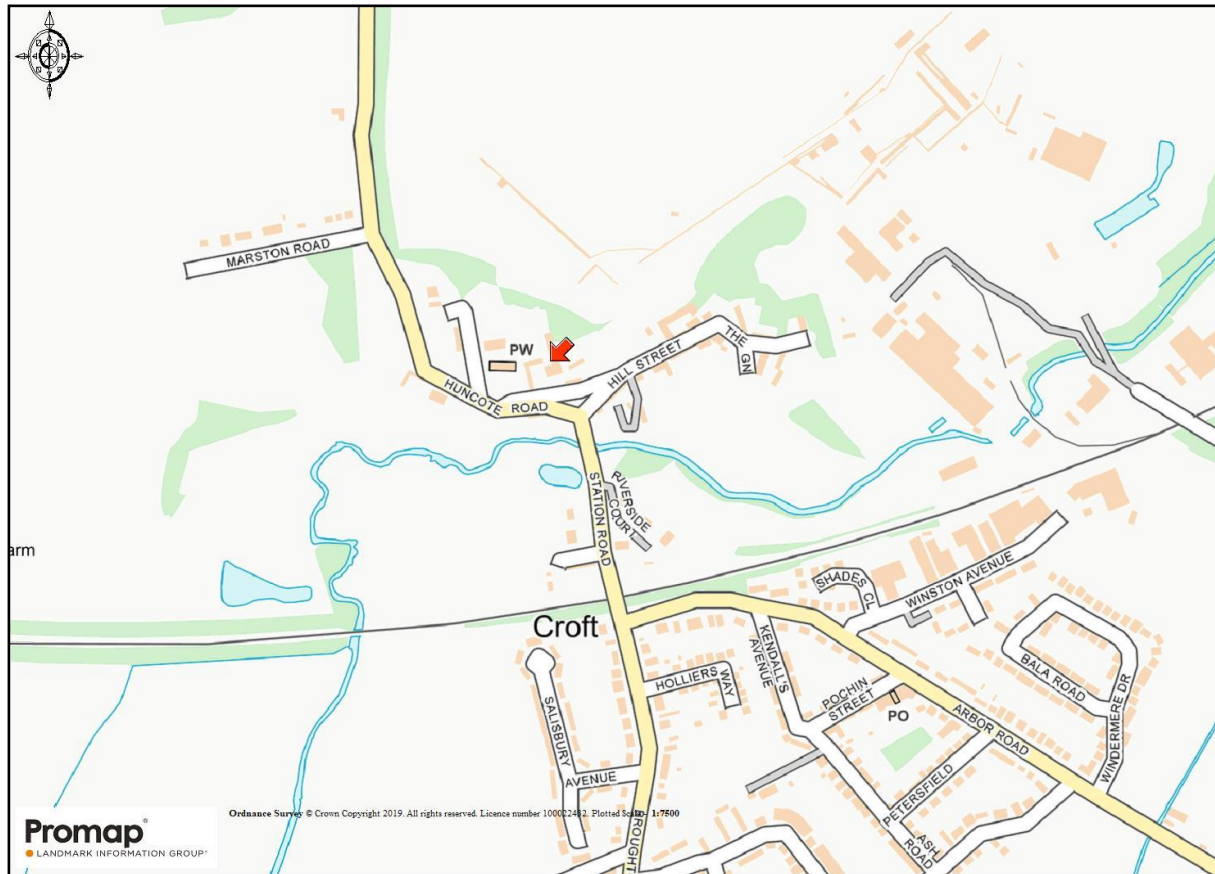


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## LOCATION

The subject property forms part of a larger office complex to the north of the village of Croft with access from Huncote Road. The property is well-located within approximately 5 miles from Junction 21 of the M1/M69 to the north and Junction 2 of the M69 to the south which is approximately 5 miles. The property's location is within 7 miles of Hinckley, 8 miles of Junction 1 of the M69/A5, 8 miles from Leicester City Centre. The property's location is shown on the plan within these particulars with shared access road from Huncote Road into the office complex.

 **what3words:**  
///jolt.proved.galloped



## 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