

**MATHER  
JAMIE**

01509 233433

The Green Office  
Woodland Granaries  
Wymeswold Lodge  
Narrow Lane  
Wymeswold, LE12 6SD

**TO LET**

**£12,000 pax - £42,000 pax**



**High-quality rural offices with  
generous on-site parking**

**99.35 sq m – 395.69 sq m  
(1,069 sq ft – 4,258 sq ft)**

## DESCRIPTION

The property comprises a two-storey office building fitted to a high standard with a mixture of open plan offices and private meeting rooms.

The offices are situated on a small, gated, rural development of converted former farm buildings fully covered by CCTV. It has the benefit of a securely distributed **high-speed 1000mb internet** provision with room for further expansion, part Cat II ceiling-mounted and part inset LED lighting, air conditioning (heat/cool), network cabling, WC with shower, kitchen, male/female WCs and storage space.

Externally there are 30 dedicated car parking spaces with additional overflow parking with some having the benefit of electric charging points.

**NB:** There is the option for the offices to be split as shown within the Accommodation section. Each office suite will have its own access, WC and kitchen facilities.

## TENURE

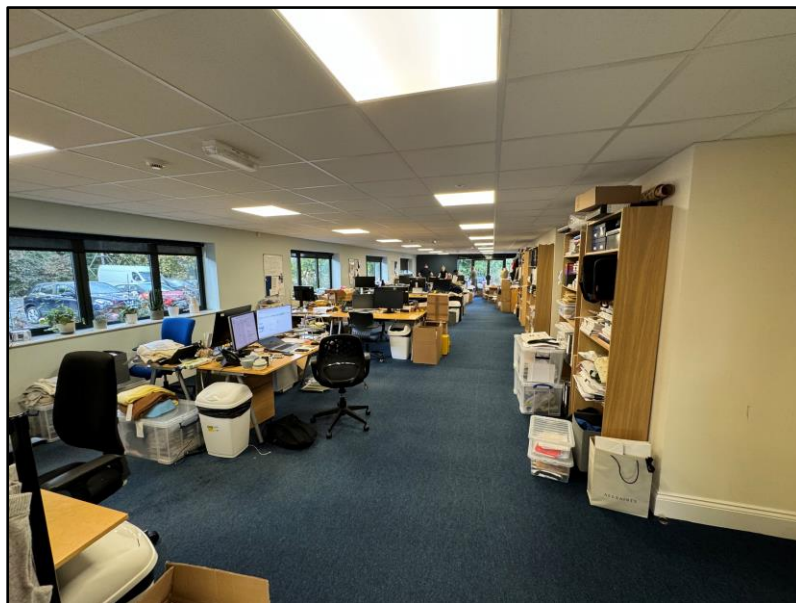
The property is available on a new lease on terms to be agreed.

## VAT

VAT will be charged on the rent.

## SERVICE CHARGE

The tenant will contribute to the estate's service charge scheme. Details can be provided on request.



## ACCOMMODATION & RENT

<b>Option 1 – Whole Property (available January 2025)</b>			
Ground Floor	194.28 sq m	(2,091 sq ft)	
First Floor	201.41 sq m	(2,167 sq ft)	
<b>Total NIA</b>	<b>395.69 sq m</b>	<b>(4,258 sq ft)</b>	<b>£42,000 per annum exclusive</b>
<b>Option 2 – Unit 1 (available March 2025)</b>			
Ground Floor	99.35 sq m	(1,069 sq ft)	
First Floor	99.94 sq m	(1,070 sq ft)	
<b>Total NIA</b>	<b>199.29 sq m</b>	<b>(2,139 sq ft)</b>	<b>£22,500 per annum exclusive</b>
<b>Option 2 – Unit 2 (available March 2025)</b>			
Ground Floor	100.79 sq m	(1,085 sq ft)	
First Floor	101.97 sq m	(1,097 sq ft)	
<b>Total NIA</b>	<b>202.76 sq m</b>	<b>(2,182 sq ft)</b>	<b>£22,500 per annum exclusive</b>
<b>Option 3 (available March 2025)</b>			
Unit 1 - Ground Floor	99.35 sq m	(1,069 sq ft)	<b>£12,000 per annum exclusive</b>
Unit 2 – Ground Floor	100.79 sq m	(1,085 sq ft)	<b>£12,000 per annum exclusive</b>
Unit 3 – First Floor	99.94 sq m	(1,070 sq ft)	<b>£12,000 per annum exclusive</b>
Unit 4 – First Floor	101.97 sq m	(1,097 sq ft)	<b>£12,000 per annum exclusive</b>

## BUSINESS RATES

Local Authority: Charnwood  
Period: 2024/2025  
Rateable Value: £31,500 (whole property)

**NB:** If the property were to be split, business rates would need to be reassessed accordingly.

## 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 30 within Band B. The EPC is valid until 10 October 2034.

## 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.



## LOCATION

The subject property forms part of a rural conversion development to the south-east of the village of Wymeswold with access from Narrow Lane.

The property is well-located approximately 1.25 miles from the A46 which provides direct access to Leicester (14 miles to the south) and Newark (25 miles to the north).

The A46 provides further access to the A1, M1, Nottingham and Derby.



**what3words:**

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## **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