

**MATHER  
JAMIE**

01509 233433

Unit 1a St Georges House  
Gaddesby Lane  
Rearsby  
LE7 4YH

**TO LET**  
**£30,000 pax**



**1<sup>st</sup> Floor Office / Showroom Premises**

**337.27 sq m (3,630 sq ft)**

# Unit 1a St George's House, Gaddesby Lane, Rearsby, Leics, LE7 4YH

## DESCRIPTION

The offices form part of a larger industrial/office complex providing first floor accommodation, benefiting from a variety of private and open plan offices, meeting room and ancillary space.

The property is fitted to a good standard with suspended ceilings, inset LED lighting. The offices are fully air conditioned and the pods provide heating to the areas as well.

Externally there is good car parking facilities on site with parking for 5 cars, further spaces area available by negotiation.

## ACCOMMODATION

First Floor GIA	337.27 sq m	(3,630 sq ft)
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## RENT

**£30,000 (thirty thousand pounds)** per annum exclusive.

## VAT

VAT will be charged on the rent.



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## TENURE

The first floor is available on a new lease for a term to be agreed.

The roof is excluded from the repairing liability of the Tenant and is retained by the Landlord, not demised to the Tenant. The Tenant will be required to pay fair and reasonable proportion of the maintenance repair of the roof by way of a service charge.

## BUSINESS RATES

Local Authority: Charnwood  
Period: 2023/2024  
Rateable Value: TBC

## LEGAL COSTS

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

## SERVICE CHARGE

There is a site wide service charge dealing with maintenance of landscaping, site clearance, meter readings, contract administration, vegetation and gutter maintenance, external security lighting and power maintenance, security gates maintenance, management costs, surface water drainage, CCTV and Landlord's insurance based on percentage floor area. Current contribution 66p per sq ft to be reviewed 1 April 2024.



## **ENERGY PERFORMANCE CERTIFICATE (EPC)**

There is currently no Energy Performance Certificate for the property however an EPC rating assessment has been requested.

## **PLANNING**

We understand the premises have established use 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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## LOCATION

St Georges House Business Park fronts Gaddesby Lane to the north of Leicester approximately 3 miles from the A46 Leicester western bypass.

The location provides superb communication links to the A46 and wider East Midlands road network with the M1 approximately 11 miles to the west. The property is approximately 8 miles north of Leicester City Centre.

 **what3words:**  
///voltage.shelving.fizzle



## **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