

**MATHER  
JAMIE**

01509 233433

**Groby Lodge Estate  
Slate Pit Lane  
Groby  
Leicester LE6 0GN**

**TO LET  
£10,000 pax**



**Rural Office Suite**

**Approx 67.82 sq m (730 sq ft)**

# Grobby Lodge Estate, Slate Pit Lane, Groby, Leicester, LE6 0GN

## DESCRIPTION

Attractive rural office with brick elevations and double-glazed windows.

The property provides office with a mix of both private and open plan office space, suspended ceilings, inset LED lighting and WC.

The property has good external parking for approximately 4 cars. A new bespoke internet mast is being provided on the estate.

## ACCOMMODATION

|         |            |             |
|---------|------------|-------------|
| Offices | 67.82 sq m | (730 sq ft) |
|---------|------------|-------------|

## BROADBAND

We understand that a 100GbE link will be available starting at £35 per month.

## TENURE

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

## RENT

**£10,000 (ten thousand pounds)** per annum exclusive.



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## VAT

VAT will be charged on the rent.

## BUSINESS RATES

Local Authority: Hinckley & Bosworth

Period: 2023/2024

Rateable Value: N/A

## LEGAL COSTS

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

## 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 planning use under Class E (office) 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

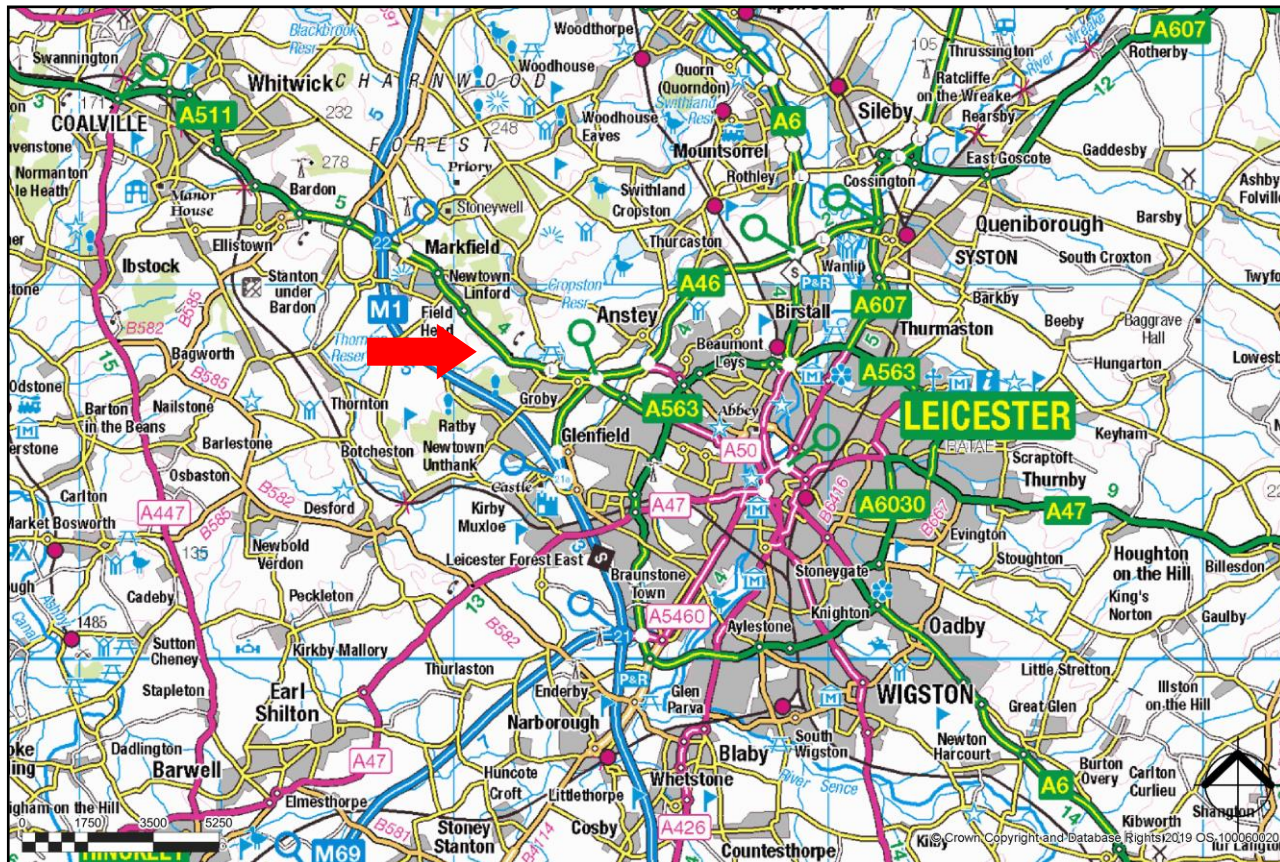
The subject property is located in a fantastic rural setting within the grounds of Grobby Lodge Estate to the north-west of the village of Grobby and Leicester with direct vehicle access onto the Markfield Road (A50) approximately 3 miles south of Junction 22 of the M1 motorway and 4 miles north of Junction 21 of the M1 motorway. The property is ideally located for businesses looking for well-connected location with an attractive rural setting with the benefit of the local facilities within the villages of Markfield, Grobby, Newtown Linford and Ratby close by.

The property's location is shown on the plan within these particulars with direct access of the A50 via the estate road to Grobby Lodge Estate.



### what3words:

///regime.mirror.once (entrance) ///work.early.frogs (property)



## 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