



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



TO LET

£7,500 Per annum

OFFICE 6 ENTERPRISE HOUSE, ASHBY
ROAD
COALVILLE | LE67 3LA

- Ground floor office
- 826 Sq ft NIA
- Self-contained with kitchen and WCs
- Open plan office area with meeting rooms & offices located off

LOCATION

Enterprise House is located on Ashby Road within easy walking distance of Coalville Town Centre and its many amenities. Coalville is located on the A511 between Leicester and Burton upon Trent, approximately 4 miles from the M1 Junction 22 and less than 4 miles from Ashby de la Zouch.

DESCRIPTION

Enterprise House is an office complex containing a number of self-contained office suites. Office 6 is a self-contained single storey office located at the entrance to the complex. The office benefits from suspended ceilings, CAT 2 lighting, heating, an open plan area with four offices/ meeting rooms located from it, a kitchen and male and female WCs. The office benefits from allocated car parking. Ground Floor Offices 836 sq ft

ACCOMMODATION

The offices have been measured in accordance with the RICS Code of Measuring Practice and provide a total NIA of 77.667 Sq m (836 sq ft).

SERVICE CHARGE INFORMATION

There is a service charge payable of £3.23 psf until March 23, paid quarterly and in advance, that covers the following items: - Water rates - Heating - Refuse collection - Caretaker services - Grounds maintenance - Landscaping - Common parts electricity - Buildings insurance

BUSINESS RATES

For the year commencing April 2023 the offices have a Rateable Value of £5,400. According to the Valuation Office Agency website if this is your only business premises you will be exempt from paying Business Rates. Please contact North West Leicestershire District Council for more information.

EPC

An EPC has been commissioned.

TERMS

The property is available on a leasehold basis by way of a new lease direct with the

Landlord on terms to be agreed. The office is available with Vacant Possession.

LEGAL COSTS

Each party are to bear their own legal fees.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for to you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.



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