



RENT

£24,750 per annum
(Exclusive of VAT)



MODERN OFFICE PREMISES



EPC RATING

C



6 Charterpoint Way
Ashby-de-la-Zouch, LE65 1NF

Leasehold | Office Premises | 1,591 Sq Ft (147.80 Sq M)



TO LET



Location

Charterpoint is located just off Junction 13 of the A42, thereby having direct and quick access to the A511 / A42 / M42. Charterpoint Office Park is close to Ashby-de-la-Zouch town centre which lies circa 1 mile to the west. Charterpoint is very near to a large Tesco superstore and a Marks & Spencer food hall.



Description

The building comprises a two storey mid terrace modern office building. It has traditional brick elevations under a pitched tiled roof.

Internally, the ground floor comprises an open plan layout with WC and kitchen facilities.

The first floor is accessed via a stair well and is also open plan but with some demountable partitioning erected for meeting rooms/private office space. It also has its own WC facilities.

The specification includes the following:

- Carpeted floors.
- Raised access floors.
- Suspended ceilings with inset lighting.
- Air conditioning/comfort cooling system via ceiling mounted cassette units.
- Open plan layout.
- Double glazed aluminium framed windows.

Externally there are 6 on site car parking spaces.



Accommodation

The accommodation has been measured on an IPMS 3 basis, the approximate area comprises:

Floor	Sq Ft	Sq M
Ground	786	73.02
First	805	74.78
Total	1,591	147.80



Amenities



Raised Access Floors



Suspended Ceilings



Open Plan



Air Conditioning



Meeting Rooms



Car Parking





Further information

Lease Terms

The accommodation is available to let on terms to be agreed.

Rent

£24,750 per annum exclusive of VAT.
Subject to Contract.

Tenure

Leasehold.

Business Rates

Rateable Value: £21,000

Occupiers will be responsible for paying Business Rates directly to the local authority.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Estate Charge

An estate charge/service charge is payable in respect of the upkeep of the common parts.

EPC

The EPC rating is C.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

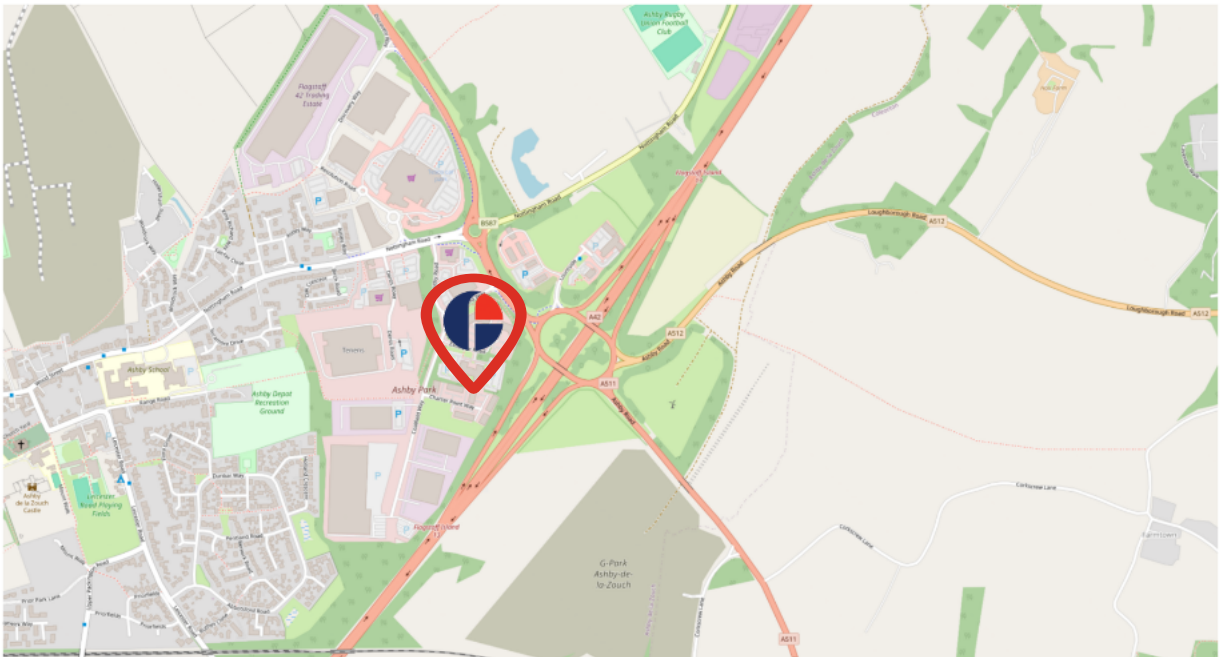
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

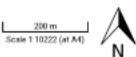
Strictly by prior arrangement with the sole agents.



6 Charterpoint Way, Ashby-de-la-Zouch



Produced on Land App 1 Feb 6, 2025
© OpenStreetMap contributors



Approximate Travel Distances



Locations

- Ashby-de-la-Zouch - 1.6 miles
- Burton-on-Trent - 10 miles
- Nottingham - 23 miles



Nearest Station

- Burton-on-Trent - 10.5 miles



Nearest Airport

- East Midlands - 8.9 miles



Viewings



Charles Warrack



0121 561 7885



07977 512 965



charles.warrack@fishergerman.co.uk

fishergerman.co.uk

Please Note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated February 2025. Photographs dated December 2024.

