



6 Charter Point Way
Ashby-de-la-Zouch, LE65 1NF

**Modern office premises
within a secure business
park setting**

1,591 sq ft
(147.81 sq m)

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

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Summary

Available Size	1,591 sq ft
Rent	£24,750 per annum
Business Rates	N/A
Service Charge	N/A
Car Parking	Upon Enquiry
VAT	Upon Enquiry
Legal Fees	Upon Enquiry
Estate Charge	Upon Enquiry
EPC Rating	C

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.

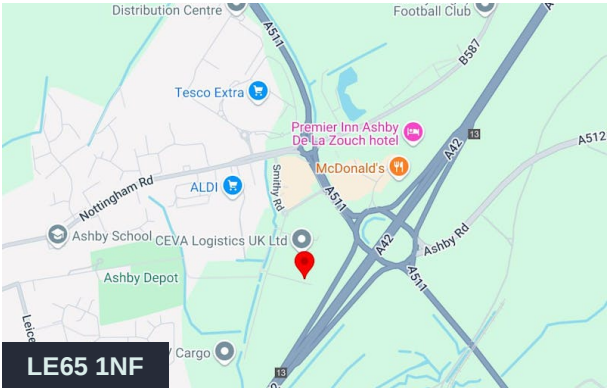
Location

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	786	73.02	Available
1st	805	74.79	Available
Total	1,591	147.81	



Viewing & Further Information



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