

BUSINESS SPACE OPPORTUNITY

K1-K6 Ivanhoe Office Park, Ivanhoe Business Park, Ashby-de-la-Zouch, Leicestershire LE65 2AB



ASK!

WELL PRESENTED BUSINESS PARK OFFICES AVAILABLE IN A RANGE OF SIZES

- Available as whole terrace, individually or combined to suit occupiers
- Sizes from 1,666 sq ft to 11,133 sq ft
- Two story 'own front door' office accommodation
- Ideal Owner Occupier or SIPP Purchase
- On site car parking via automatic gated access
- Popular Business Park location in Ashby-de-la-Zouch



Price / Rent
on Application

Interested? Contact Will Torr 07866 716 974 wtorr@heb.co.uk

0115 950 6611

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD

LOCATION:

Ashby-de-la-Zouch is a growing market town, strategically located directly at J13 of the A42, with easy access to the Midland motorway network together with both East Midlands Airport and also Birmingham Airport to the north and south respectively.

Ivanhoe Office Park forms part of the established Ivanhoe Business Park which is predominantly directed off the Ashby bypass (A511) and within 2 miles of the A42.

Nearby occupiers include Fisher German, Sella Controls, Wilson Vale and trade counter occupiers such as Screwfix, Toolstation and Howdens.

DESCRIPTION:

The opportunity comprises six, two storey, self-contained but currently interlinked office buildings, available on an individual basis or as a whole.

The offices are set within a modern, landscaped Business Park with its own gated entrance. Each individual unit has broadly the following specification:-

Predominantly open plan accommodation	Suspended ceiling with LED lighting
Feature glazed entrance	Security door entry system
Gas central heating and Air Conditioning	Kitchenette and WC facilities

Various units are currently partly fitted as a laboratory space and therefore could suit "hybrid" style occupiers who need a mix of storage/light industrial accommodation with offices. Unit 6 has its own fenced and gated compound.

Full details of the specification are available upon request.

SIZE:

The available units range from 1,666 sq ft to 11,133 sq ft and a full breakdown is available on the next page.

TENURE:

Freehold or Leasehold.

PRICE / RENT:

The quoting Prices and Rents are available upon application.

PLANNING:

Use Class E – Potential for occupying as Offices, R&D and Light Industrial.

BUSINESS RATES:

The terrace is currently under one assessment with a Rateable Vale of £113,000.

We have provided an estimate below if the terrace was to be split:-

DEMISE	RATEABLE VALUE	RATES PAYABLE
K1	£22,750	£11,352
K2	£16,750	£ 8,358
K3	£17,000	£ 8,483
K4	£17,000	£ 8,483
K5	£17,500	£ 8,733
K6	£22,000	£10,978

VAT:

Vat is applicable to the rent.

SERVICE CHARGE

A Service Charge will be payable in relation to the maintenance and upkeep of the business park.

EPC:

K1 – D

K2-K6 – C

Interested? Contact Will Torr 07866 716 974 wtorr@heb.co.uk

0115 950 6611

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD

ACCOMMODATION SCHEDULE:-

	Ground Floor (sq m)	Ground Floor (sq ft)	First Floor (sq m)	First Floor (sq ft)	Total (sq m)	Total NIA (sq ft)	Total GIA (sq ft)	Car Parking Spaces
K1	99.82	1,074	108.08	1,163	207.90	2,238	2,459	7
K2	73.11	787	81.87	881	154.98	1,668	1,902	7
K3	74.04	797	83.10	895	157.14	1,691	1,933	7
K4	73.85	795	83.10	895	156.95	1,689	1,908	7
K5	72.80	784	81.98	882	154.78	1,666	1,890	7
K6	96.71	1,041	105.86	1,139	202.57	2,180	2,463	7
					1,034.32	11,133	12,554	42

Interested? Contact Will Torr 07866 716 974 wtorr@heb.co.uk

0115 950 6611

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD



Interested? Contact Will Torr 07866 716 974 wtorr@heb.co.uk

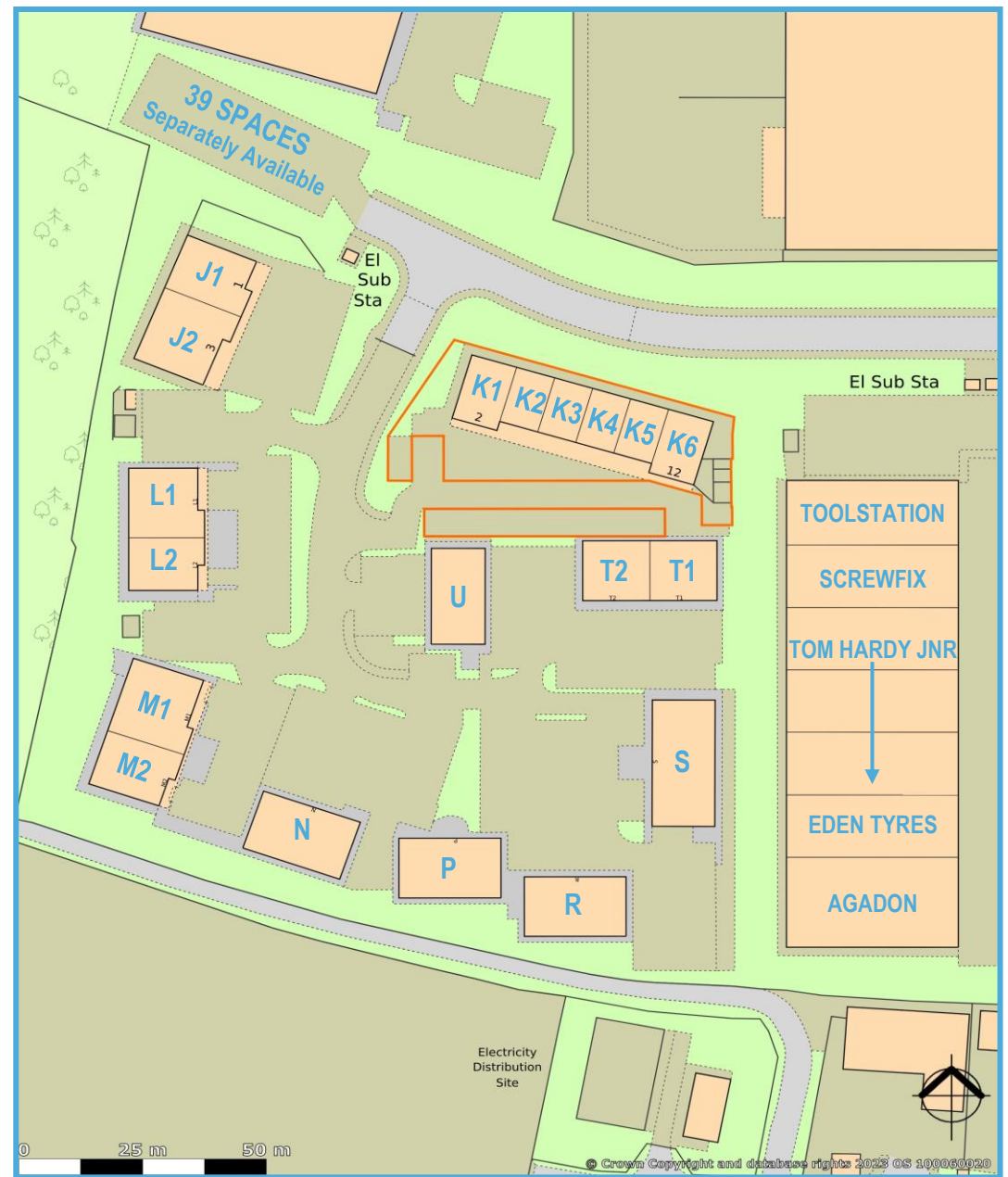
0115 950 6611

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD

IVANHOE OFFICE PARK OCCUPIERS



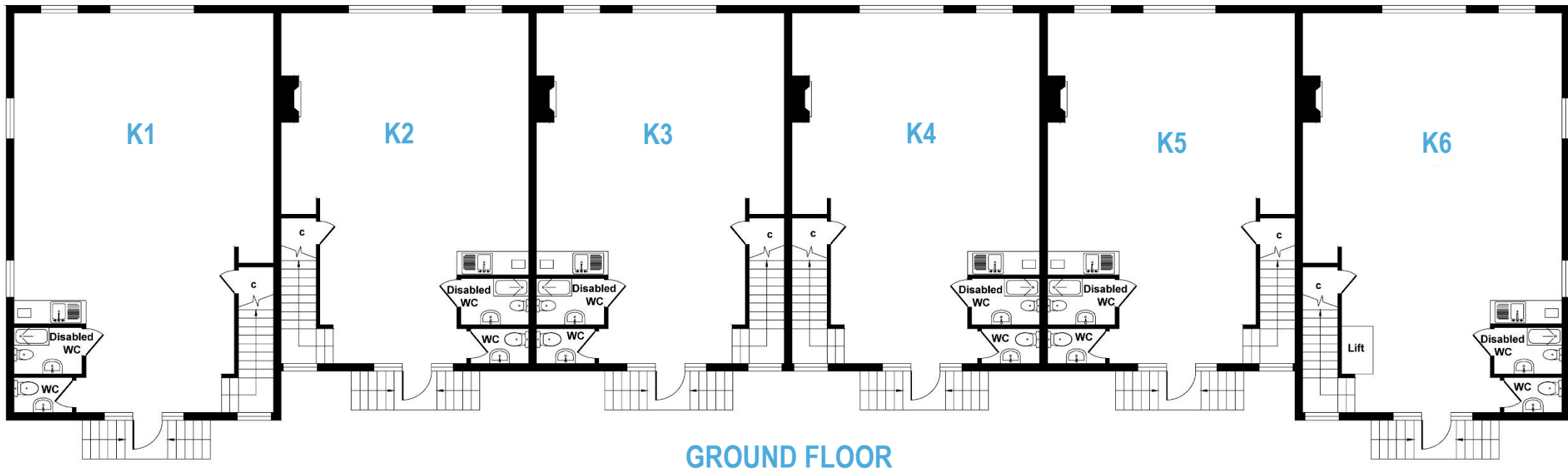
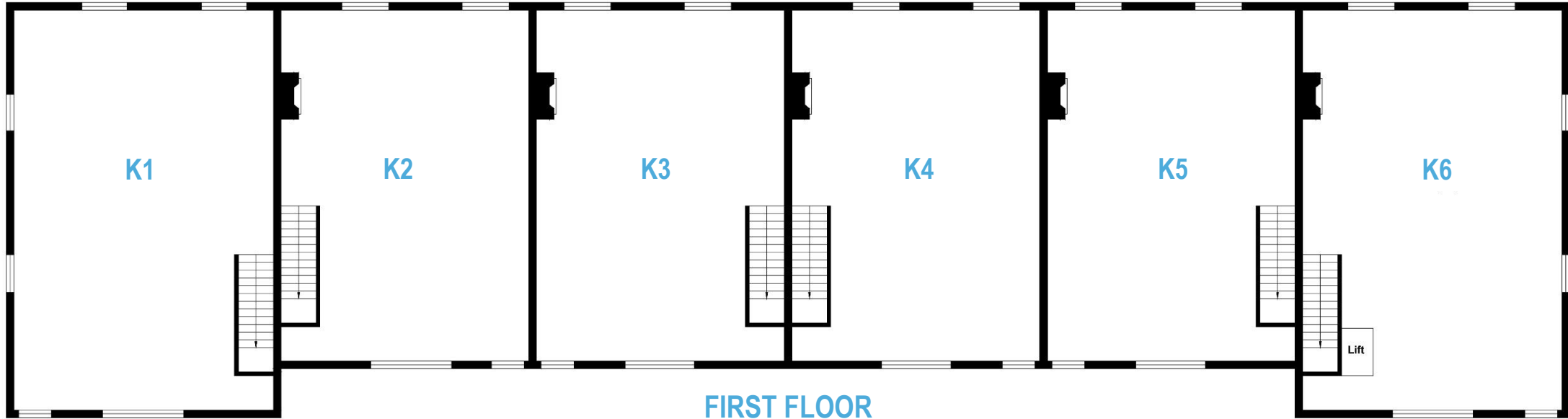
REAR ELEVATION



Interested? Contact Will Torr 07866 716 974 wtorr@heb.co.uk

0115 950 6611

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD

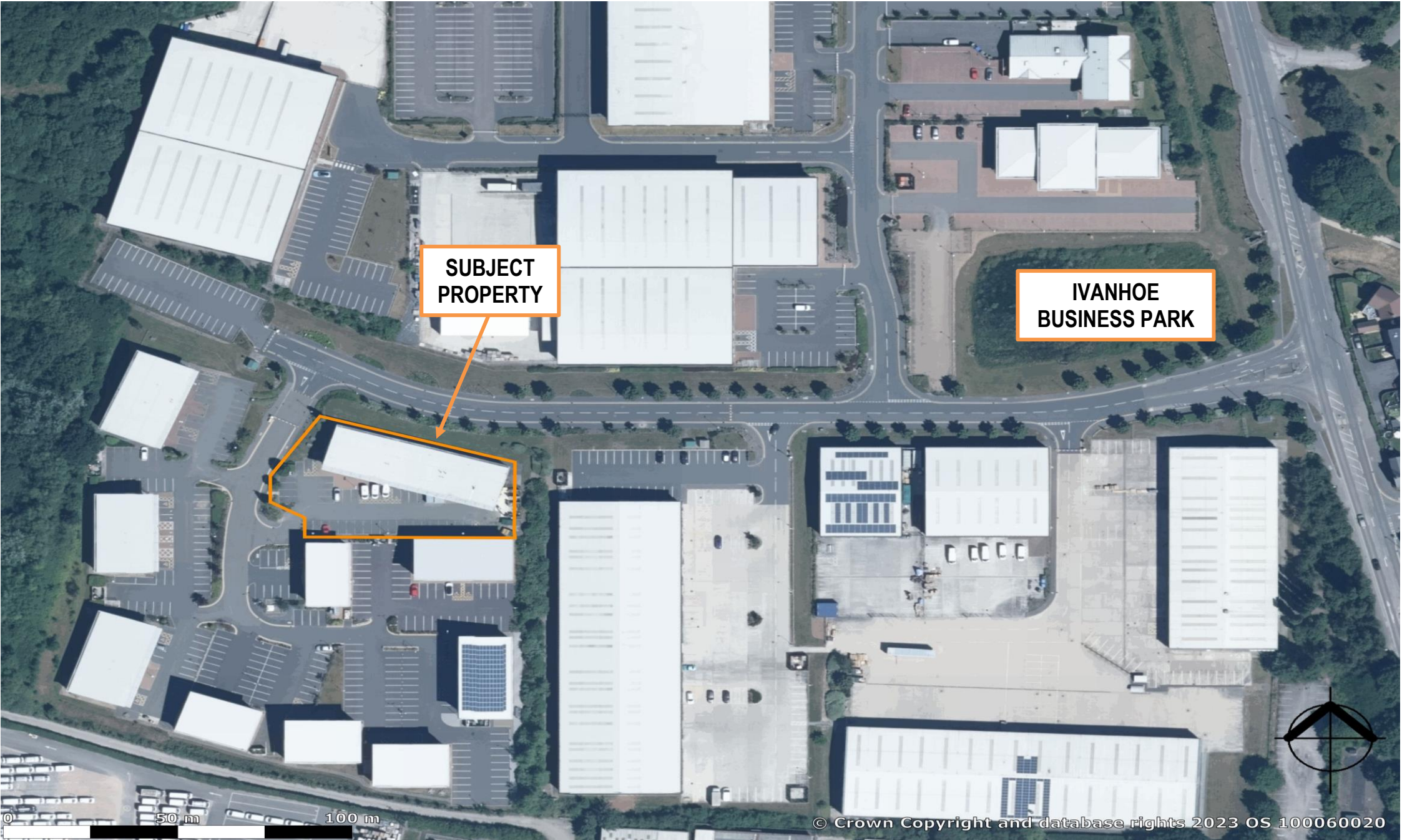


Indicative Layout. Not to Scale

Interested? Contact Will Torr 07866 716 974 wtorr@heb.co.uk

0115 950 6611

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD



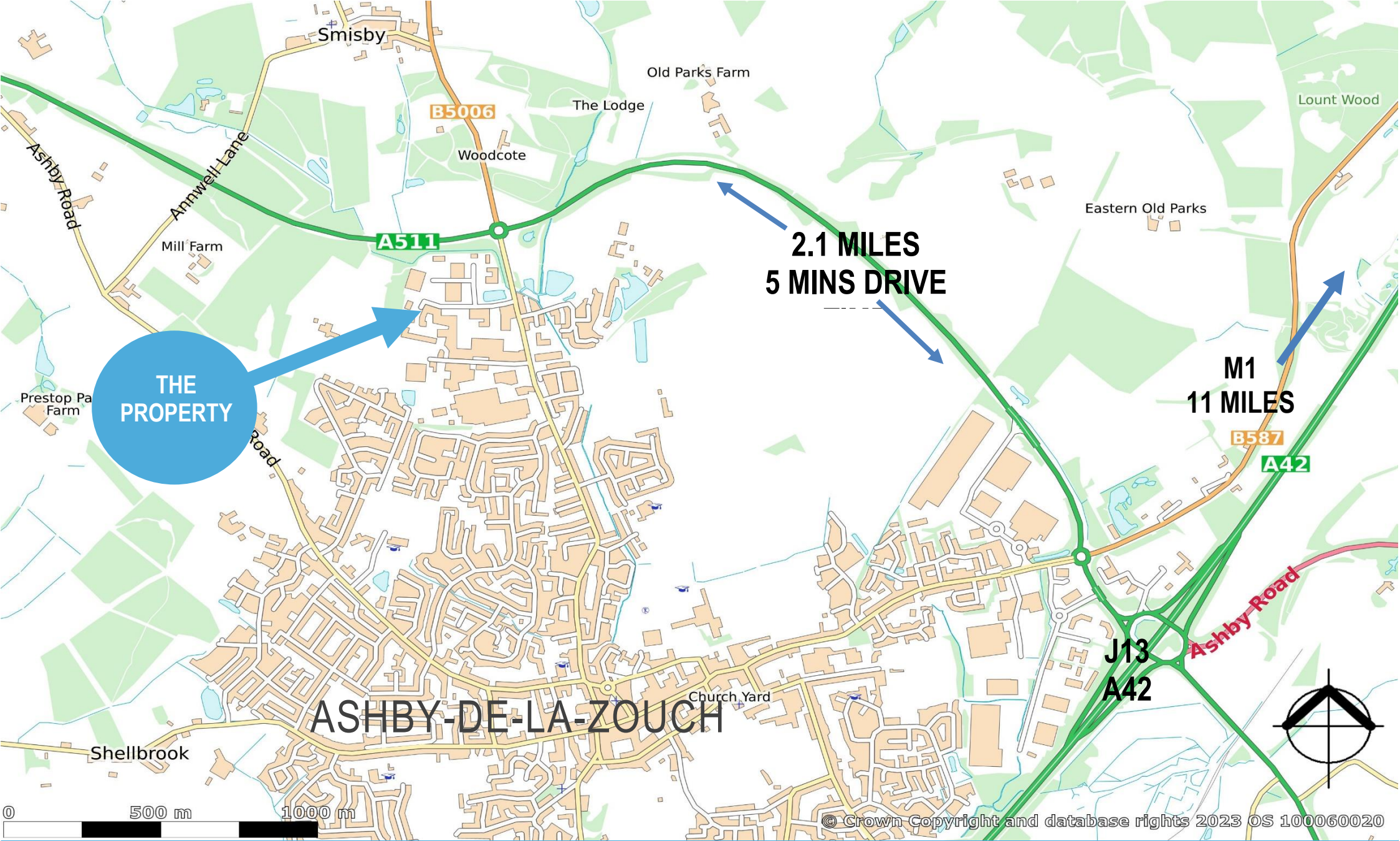
**SUBJECT
PROPERTY**

**IVANHOE
BUSINESS PARK**

Interested? Contact Will Torr 07866 716 974 wtorr@heb.co.uk

0115 950 6611

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD



THE PROPERTY

**2.1 MILES
5 MINS DRIVE**

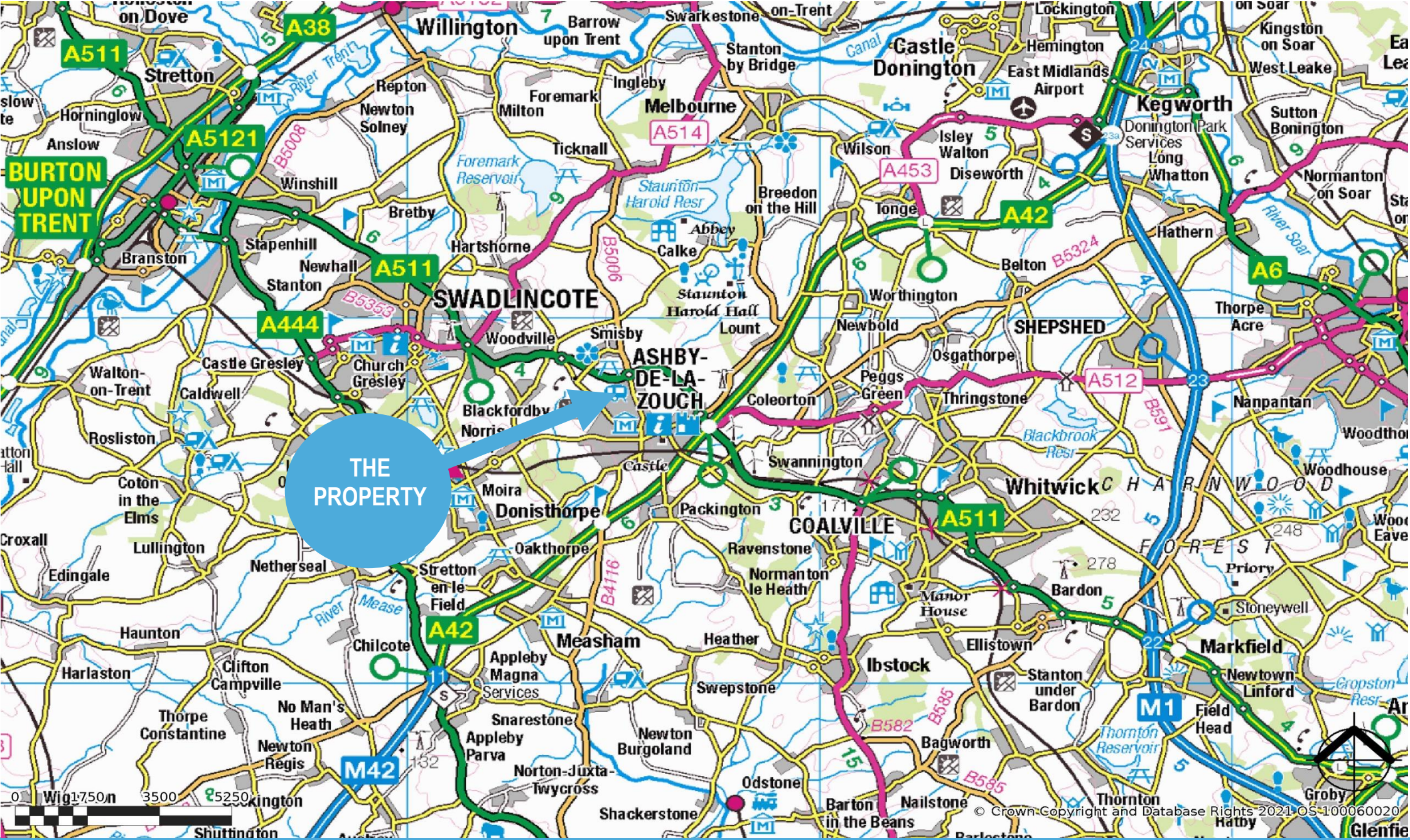
**M1
11 MILES**

ASHBY-DE-LA-ZOUCH

Interested? Contact Will Torr 07866 716 974 wtorr@heb.co.uk

0115 950 6611

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD



MISREPRESENTATION ACT These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither HEB Surveyors, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition.

The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition.

a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.