



HOWKINS &  
HARRISON

## Suites 1-5 The Old Cottage Hospital, Leicester Road, Ashby-De-La-Zouch, Leics, LE65 1DB

£18,225 per annum plus VAT

- 511 sq ft / 47.5 sqm
- Fully Serviced Office
- Meeting Room
- Excellent transport links
- Ample parking
- Administration, secretarial and printing facilities
- Boardroom and interactive screen hire available

Please contact Lily Taylor on

01530 877977 option 3

[lily.taylor@howkinsandharrison.co.uk](mailto:lily.taylor@howkinsandharrison.co.uk)

High quality serviced office accommodation available to let on a fully managed basis located a short walk from the Ashby de la Zouch market street.

## Description

Private office suite available at The Old Cottage Hospital located in the market town of Ashby de la Zouch.

The office suites benefit from kitchen/rest area, meet and greet reception, telephone answering and meeting room facilities

Suites 1-5 have a gross internal floor area of 511 sq ft available as one office including a private internal hallway and WC and a fully lockable entrance door.

The office suites have excellent transport links being located less than 1 mile from Junction 13 of the A42 and 12 miles from Junction 24 of the M1.

## Price

£18,225.00 + VAT paid quarterly in advance

## Tenure

Available on a new flexible term lease, terms to be agreed.

The accommodation is available on either a 3 or 5 year lease with negotiated break clauses.

The Lease will be excluded from Sections 24-28 of the Landlord & Tenant Act 1954.

## Utilities

The property benefits from mains electricity, gas, water and drainage. Utilities are covered by a service charge of £1,300 + VAT and paid quarterly in advance.

## Business Rates

The current rateable value is £4,850.

Occupiers that benefit from Small Business Rates Relief will not have to pay any Business Rates. Please contact North West Leicestershire District Council to find out more.

## EPC

The current EPC for the property is C (59).

## Included Facilities

Maintained garden and car parking areas, window cleaning externally.

Five dedicated and signed parking spaces, ample visitor parking spaces available.

Dedicated company details on main frontage signboard. External seating courtyard garden area for tenant's usage.

Onsite secure bin and cycle storage.

Included meeting room, with meet and greet and refreshments.

WC and staff facilities.

Telephone answering in individual company's name.

Building insurance.

High speed broadband connection.

Data point and telephone handset to each office.

## Tenants Responsibilities

Individual office contents insurance.

Payment of telephone charges on a quarterly basis.

Office furniture and fit out.

Local authority rates if applicable.

Individual office cleaning.

## Viewings

Strictly by appointment with Howkins and Harrison LLP. Please contact Lily Taylor at the Ashby de la Zouch branch Tel:01530 877977 (option 3).

### Howkins & Harrison

The Old Cottage Hospital, Leicester Road, Ashby de la Zouch  
Leicestershire, LE65 1DB

Telephone 01530 877977

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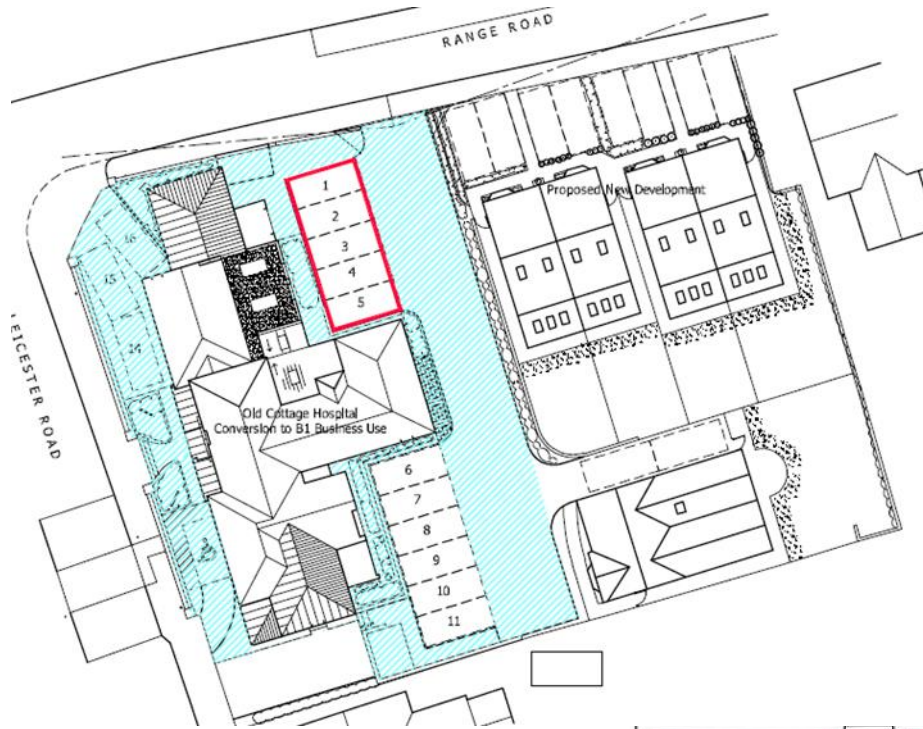
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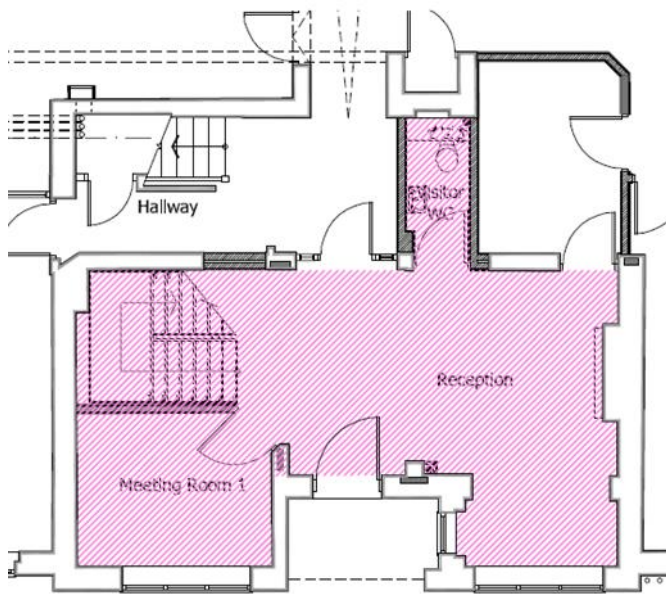


Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

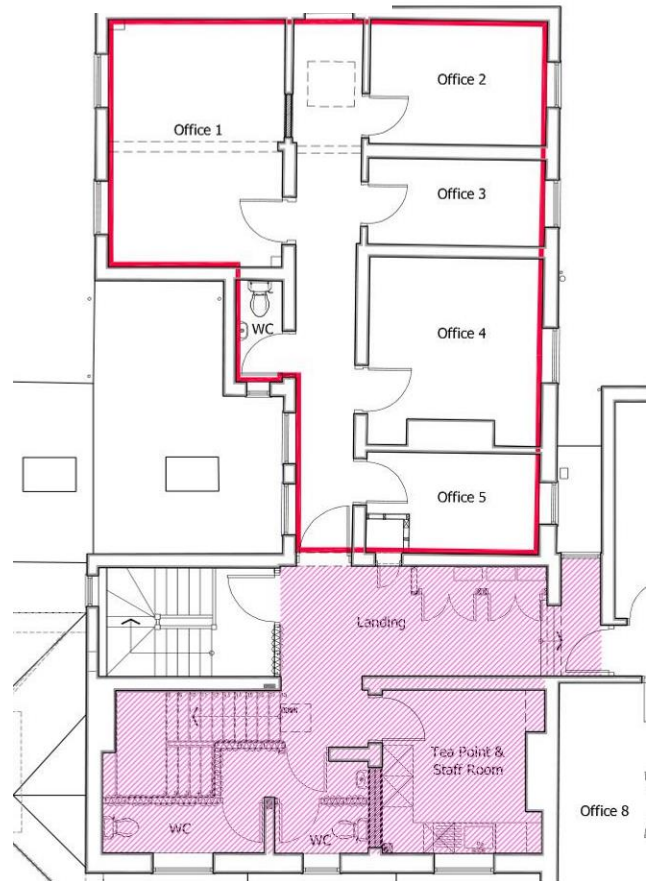




Site Plan indicating car parking allocation and shared space



Ground Floor



First Floor





