



## Clinitron House

Ashby Business Park,  
Ashby De La Zouch,  
East Midlands,  
LE65 1JG

# OFFICES TO LET

**15,000 – 29,358 SQ FT**

[Colliers.com/uk/offices](https://www.colliers.com/uk/offices)

### The Property

- Modern office accommodation
- To be comprehensively refurbished to a Grade A standard
- Office space available from 15,000 to 29,538 sq. ft.
- Ideally located adjacent to J13 of the M42
- Extensive On-site car parking.

**Ready to talk?**  
Please Call/ Email/

**Douglas Bonham**  
07920077100  
[Douglas.Bonham@colliers.com](mailto:Douglas.Bonham@colliers.com)

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Ashby Business Park, Ashby De La Zouch, East Midlands, LE65 1NU

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## Location

Clinitron is ideally located just off J13 of the M42 in Ashby Business Park, Ashby De La Zouch.

## Accommodation

Clinitron House is a two-storey self-contained office building offering modern office accommodation. The property is set to undergo a full internal refurbishment to a Grade A standard, current specification includes:

- Raised floors
- Suspended ceilings
- Comfort cooling
- 83 car parking spaces

## Availability

Whole building 29,358 sq. ft.

## The Lease

The premises is available on a new Full Repairing and Insuring Lease for a term to be agreed

## The Rent

Quoting rent £17.00 per sq. ft.

## Service Charge

A Landlord's service charge is levied in respect of the upkeep and maintenance of the building's common parts.

## Business Rates

To be reassessed

## Costs

Each party to bare their own legal costs incurred in this transaction

## VAT

All prices quoted are exclusive of VAT, but subject to in addition where applicable

## EPC

Current EPC rating D-81

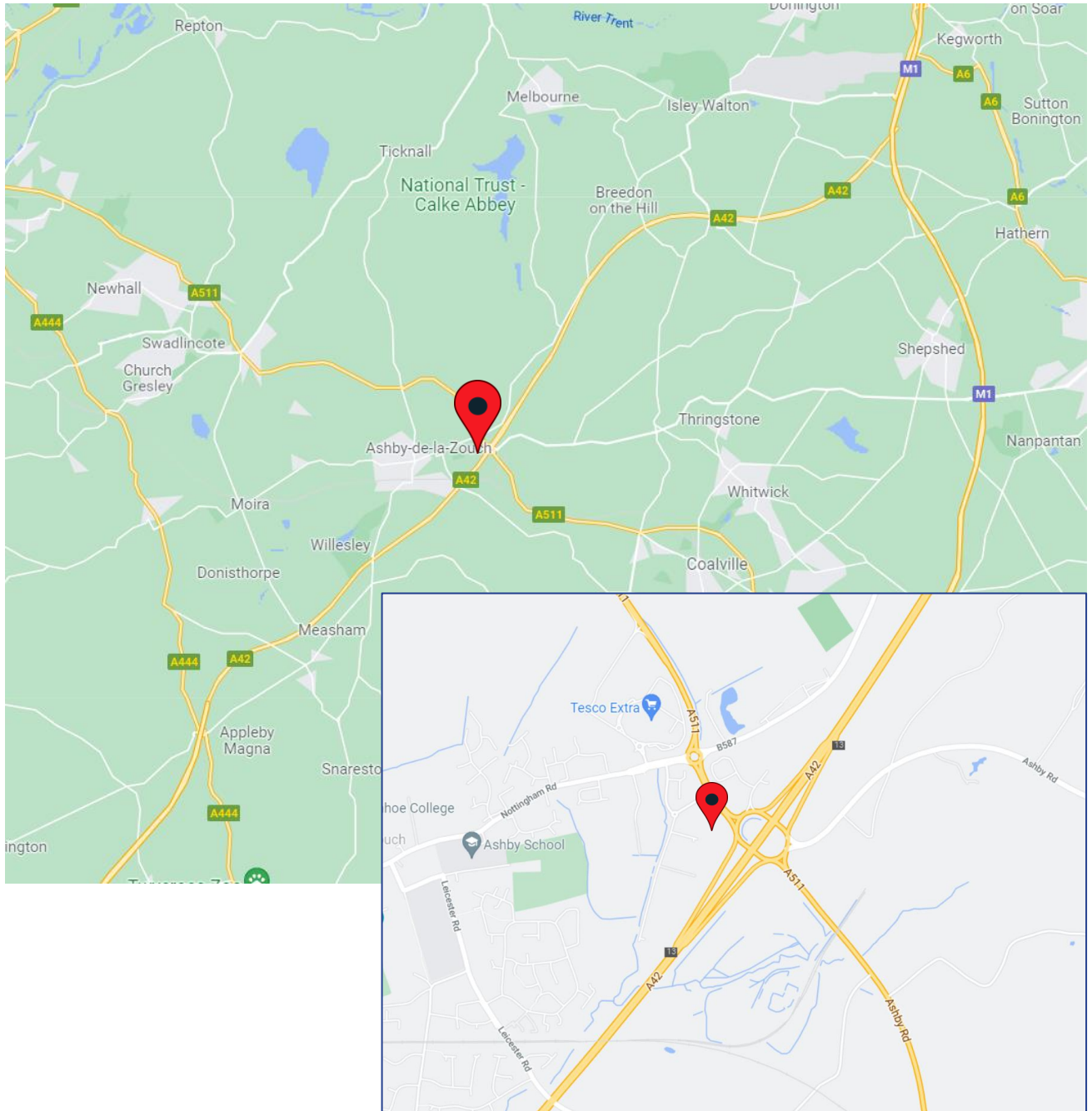
To be reassessed upon completion of refurbishment works

## Viewings

Viewing is strictly by appointment only with Colliers International

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## Further Information

For further information or to arrange an inspection of the property, please contact:

**Douglas Bonham**

07920 077 100

[Douglas.Bonham@colliers.com](mailto:Douglas.Bonham@colliers.com)

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