

TO LET MODERN OPEN PLAN OFFICE

SUITE 3 & 4 ENTERPRISE GLADE

Bath Yard, Moira, Swadlincote, Leicestershire, DE12 6BP



Key Highlights

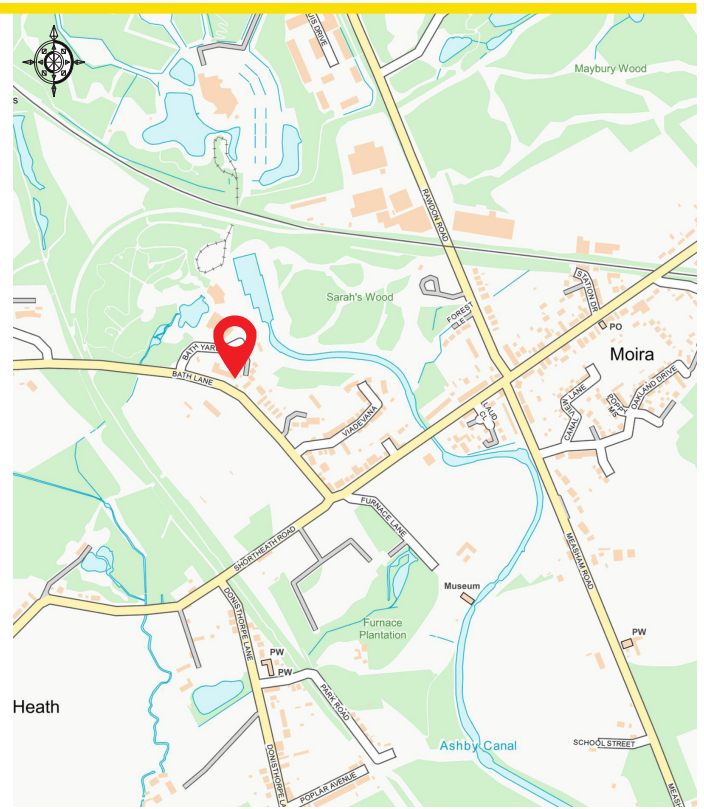
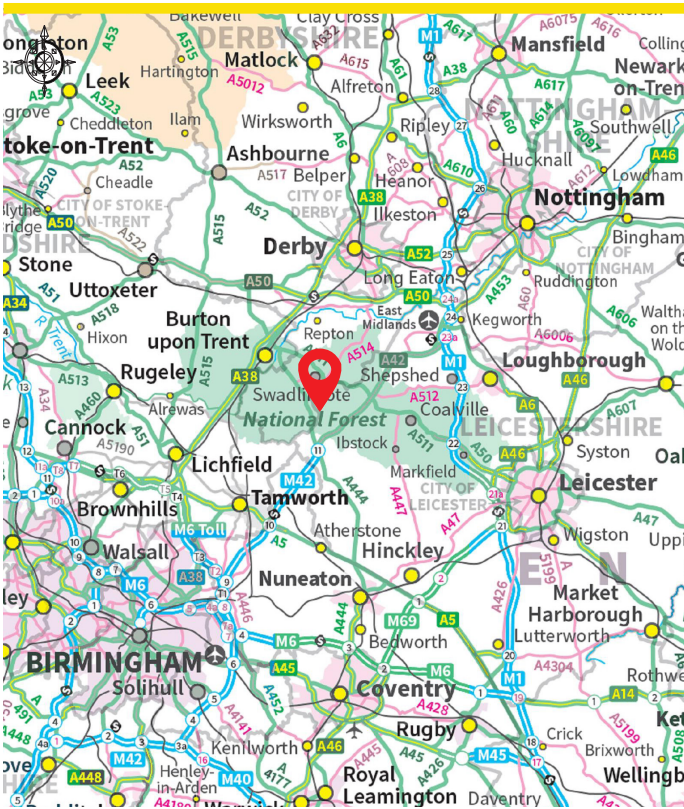
- Modern open plan office accommodation
- Available as a whole or alternatively on a floor by floor basis (3,072 - 6,167 sq ft), measured on a NIA basis
- Excellent on-site parking provision, providing 12 dedicated car parking spaces per floor
- Passenger lift to both floors
- Incredible surrounding scenery, positioned adjacent with the Conkers Waterside Centre
- Rent free Incentive available, subject to terms agreed

SAVILLS NOTTINGHAM
Enfield Chambers, 18 Low Pavement
Nottingham NG1 7DG

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Location

The property is located within Moira, a former coal mining village in north-west Leicestershire, approximately 3 miles south of Swadlincote, 22 miles north-west of Leicester, 20 miles south-west of Derby and 28 miles north-east of Birmingham.

The property is well connected by road; Bath Lane connects to the A444 to the west, which in turn provides direct access to Swadlincote and Burton Upon Trent to the north and the A42 to the south, which also provides routes to both Birmingham and Nottingham.

The property is situated in an attractive rural location adjacent with the Conkers Waterside Centre.

Description

The property comprises modern open plan office accommodation, arranged over ground and first floors.

Internally, the property is fitted to a good specification including:

- Electric heating
- Perimeter data trunking
- Double glazed windows
- Acoustic ceiling tiles
- Recessed LED lighting panels
- Carpeted flooring

The property benefits from good staff welfare provisions, including communal W/C facilities and a passenger lift that serves both floors.

In addition, the ground floor is fitted with its own kitchenette.

Externally, the property is set back from an extensive car park, providing excellent on-site parking provisions for 12 dedicated spaces per floor.

Accommodation

Measured in accordance with the RICS code of measuring practice (6th edition) on a net internal basis and for guidance purposes only.

FLOOR AREA	SQ FT	SQ M
Ground Floor	3,095	287.51
First Floor	3,072	285.40
Total	6,167	572.91

Tenure

The property is available as a whole or individually, on a leasehold basis for a term to be agreed.

The Landlord is open to offering a rent free incentive, subject to terms agreed.

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Rent

£33,950 per annum per floor, exclusive.

Service Charge

There is a service charge payable by the Tenant in respect of the maintenance and upkeep of the building and estate.

Business Rates

Suite 3 (Ground Floor)

Rateable Value - £35,750 (2023)

Suite 4 (First Floor)

Rateable Value - £33,750 (2023)

EPC

B 39

VAT

VAT is applicable.



Legal Costs

Each party to bear their own legal costs incurred in this transaction.

Viewings

Viewings are available by prior appointment with the Sole Joint Agents, Savills and Rushton Hickman.

Contact

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