

**Ground Floor  
8 Quorn Business Quarter  
Leicester Road  
Mountsorrel LE12 7TZ**

**FOR SALE / TO LET**  
**Long Leasehold £425,000 / £30,000 pax**



**New Build Office Suite**

**148.95 sq m (1,603 sq ft)**

# GF 8 Quorn Business Quarter, Leicester Road, Mountsorrel, Leics, LE12 7TZ

## LOCATION

The subject property is part of the newly developed Quorn Business Quarter providing office and industrial scheme fronting Leicester Road close to its junction with Granite Way on the outskirts of the villages of Quorn and Mountsorrel with superb road access to the A6.

The property's location is shown on the plan within these particulars.

## DESCRIPTION

Purpose-built ground floor office suite benefiting from raised access floors, heat/cool air conditioning, male/female WCs, double glazing, carpeting, suspended ceilings with inset LED lighting and parking for 9 cars

## ACCOMMODATION

Total NIA 148.95 sq m (1,603 sq ft)

## TENURE

The property is available on a new lease for terms to be agreed or by way of a purchase of the long leasehold interest.

## LONG LEASEHOLD PRICE

**£425,000 (four hundred and twenty five thousand pounds).**

## RENT

**£30,000 (thirty thousand pounds)** per annum exclusive.

## SERVICE CHARGE

A site wide service charge will be chargeable on the estate for which the Ground Floor of Unit 8 will contribute 50% of the cost of Unit 8 Quorn Business Quarter.

## BUSINESS RATES

Local Authority: Charnwood Borough Council  
Period: 2021/2022  
Rateable Value: TBC

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## VAT

VAT will be charged on the sale price/rent.

## EPC

There is currently no Energy Performance Certificate for the property however once constructed an EPC rating assessment will be requested.

## PLANNING

We understand the premises have authorised use under Class E of the Town & Country Planning (Use Classes) Order 1987.

## ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).

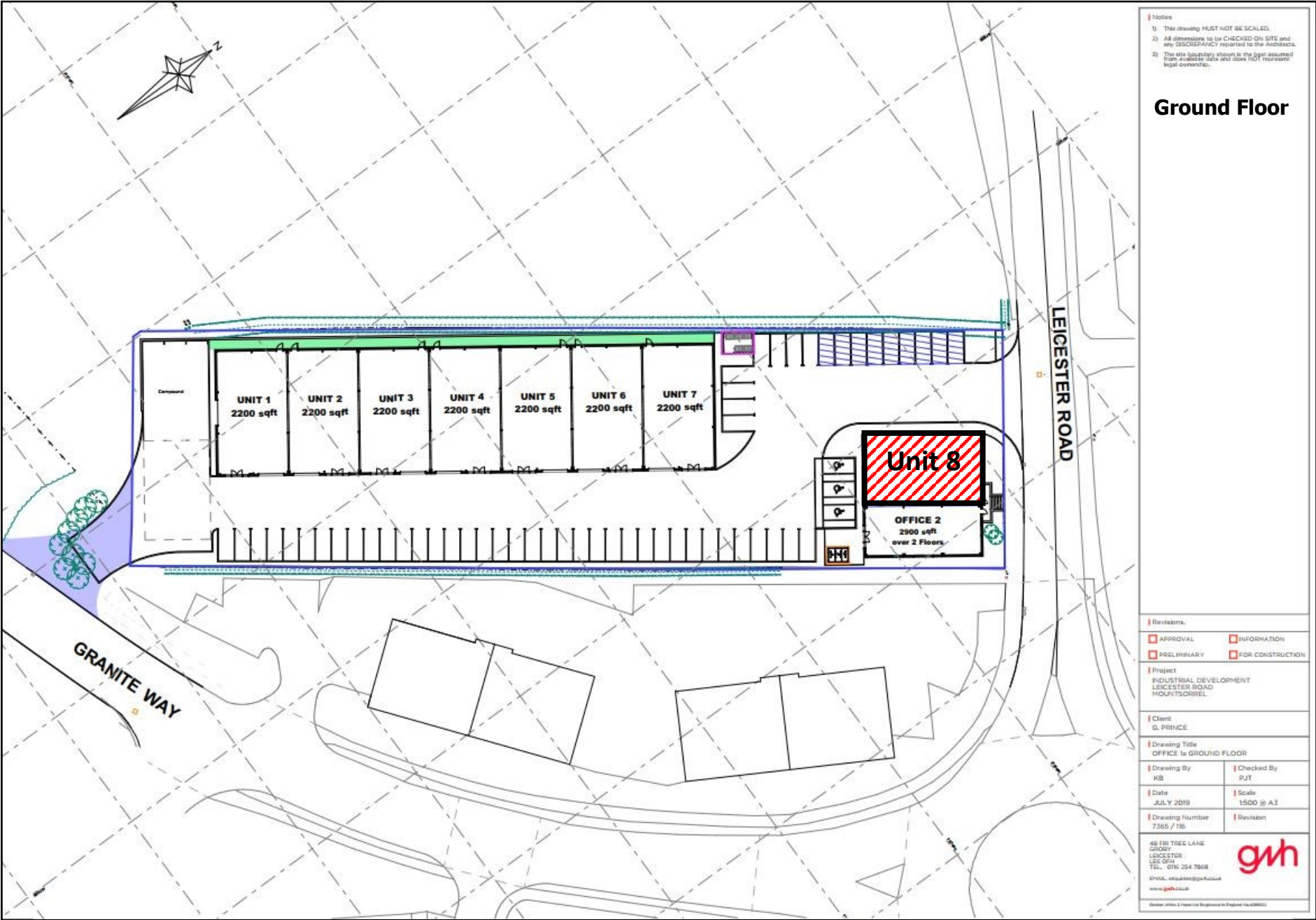


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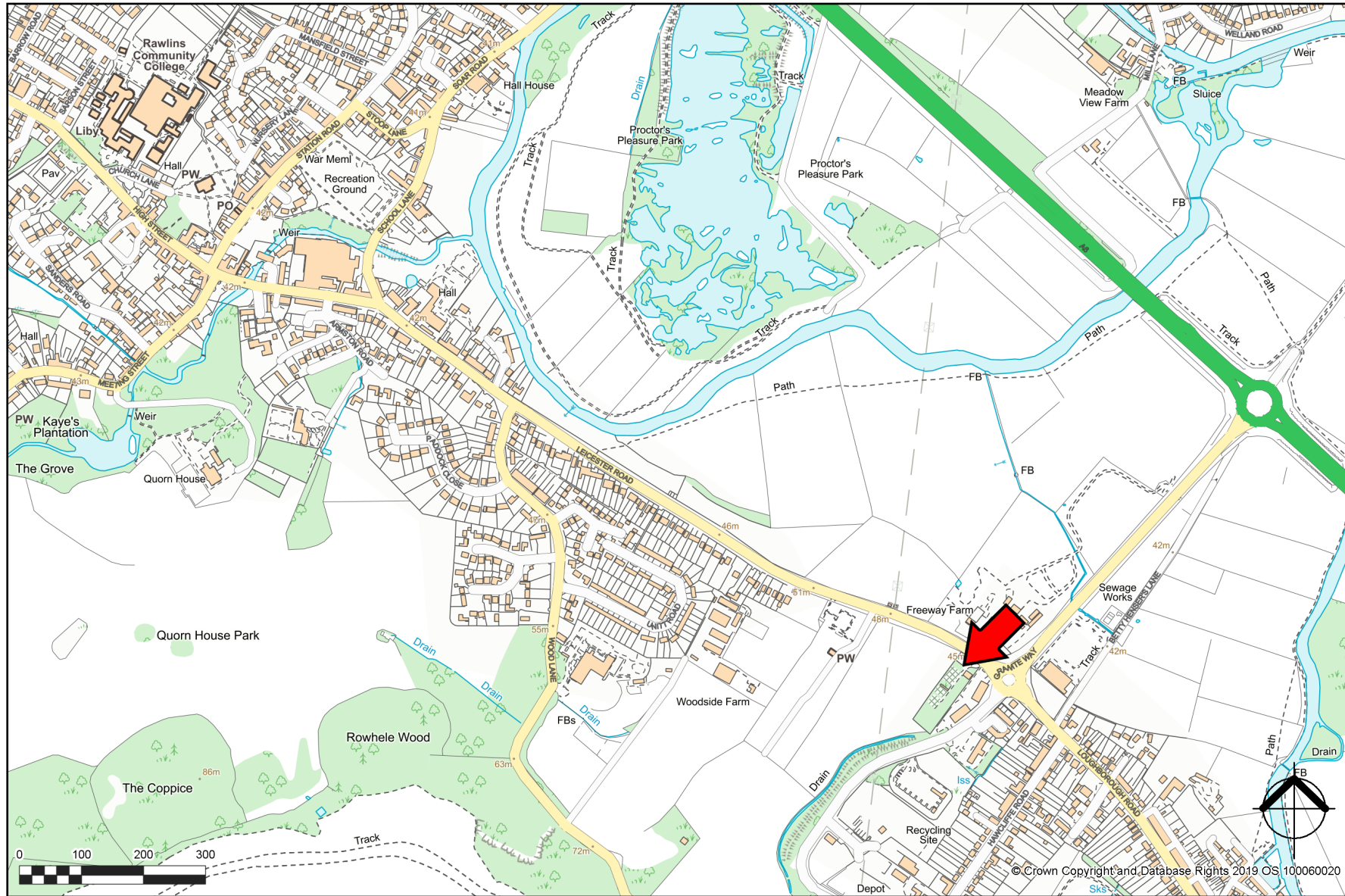




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## IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given
2. Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting
3. Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority
4. Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies
5. We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations