



**Ground & 1st Floor Offices**

**229.09 sq m (2,466 sq ft)**



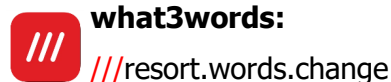
# 21 The Office Village, North Road, Loughborough, Leics, LE11 1QJ

## LOCATION

The subject property is located on the established Charnwood Business Park located approximately 1/2 mile from Loughborough train station (providing a regular service to London) and approximately one mile from Loughborough town centre.

There are a variety of occupiers on the site including Handelsbanken, Prusinski Solicitors and Brockhurst Davies Accountants.

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



## DESCRIPTION

The ground floor provides for open plan office space with partitioned meeting rooms and a small kitchenette.

The first floor comprises of a large open plan office suite with a small kitchen.

There are shared WC facilities on both the ground and first floor.

The offices are double glazed with gas central heating, suspended ceilings, Cat II inset lighting and perimeter trunking.

The property comes with 11 on site car parking spaces.

The whole estate has secure barrier access.

## ACCOMMODATION

Ground Floor	101.76 sq m	(1,095 sq ft)
First Floor	127.43 sq m	(1,371 sq ft)
<b>Total</b>	<b>229.09 sq m</b>	<b>(2,466 sq ft)</b>

## TENURE

The property is available freehold with vacant possession.

## PRICE

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

## VAT

VAT will be charged on the sale price.

## BUSINESS RATES

Local Authority: Charnwood  
Period: 2021/2022  
Rateable Value: £31,250

## LEGAL COSTS

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

## SERVICE CHARGE

There is a site wide service charge. Details available on request.

## EPC

There is currently no Energy Performance Certificate for the property however an EPC rating assessment has been requested.

## PLANNING

We understand the premises have authorised planning consent under Class E of the Town and 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).

## CONTACT:

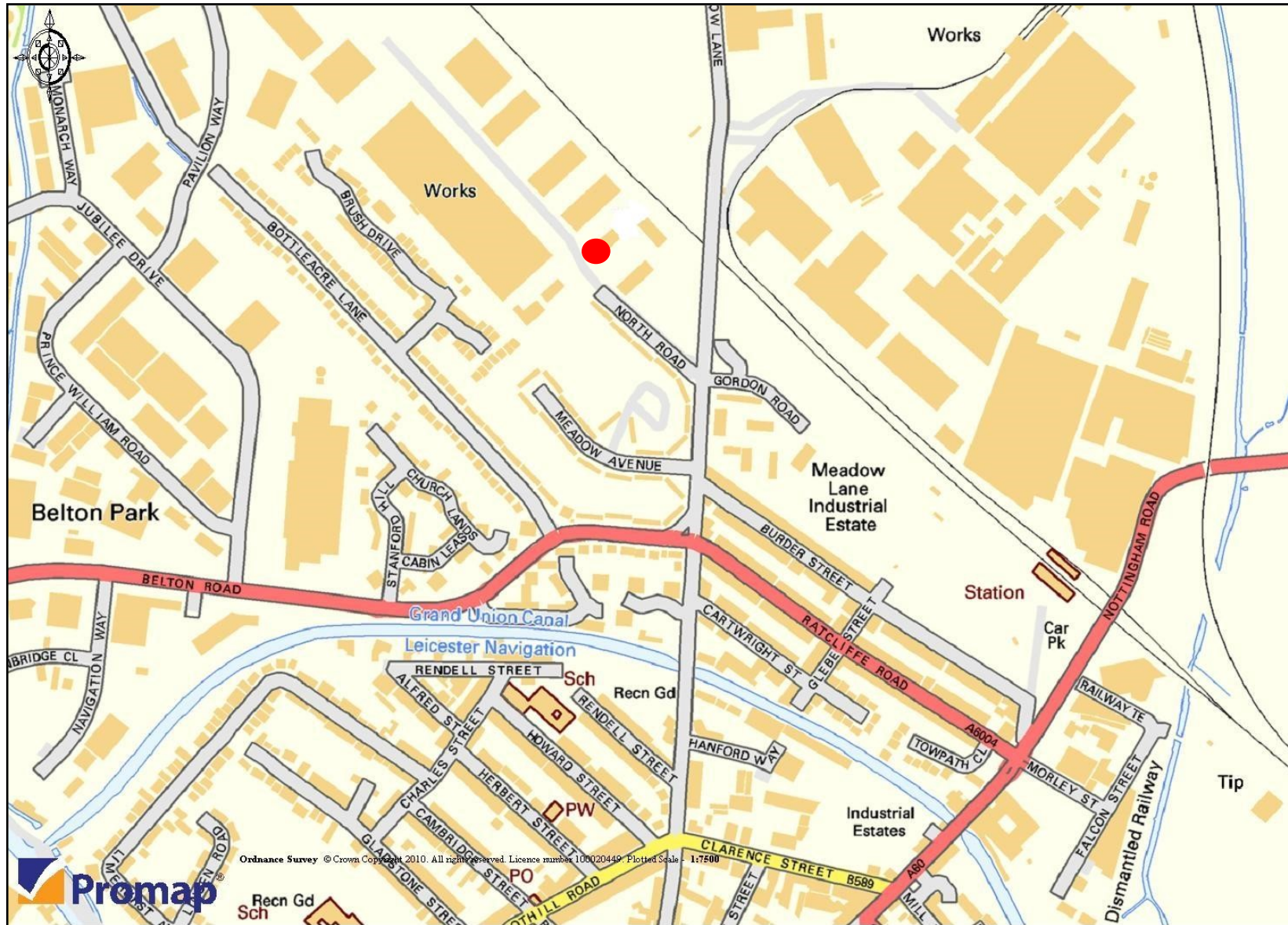
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## IMPORTANT INFORMATION

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