



**Groby Lodge Estate
Slate Pit Lane
Groby
Leicester LE6 0GN**

01509 233433

TO LET
£35,000 pax



Office & Warehouse Area

278.71 sq m (3,000 sq ft)

Groby Lodge Estate, Slate Pit Lane, Leicester, LE6 0GN

LOCATION

The subject property is located in a fantastic rural setting within the grounds of Groby Lodge Estate to the north-west of the village of Groby and Leicester with direct vehicle access onto the Markfield Road (A50) approximately 3 miles south of Junction 22 of the M1 motorway and 4 miles north of Junction 21 of the M1 motorway. The property is ideally located for businesses looking for well-connected location with an attractive rural setting with the benefit of the local facilities within the villages of Markfield, Groby, Newtown Linford and Ratby close by.

The property's location is shown on the plan within these particulars with direct access of the A50 via the estate road to Groby Lodge Estate.

DESCRIPTION

Attractive rural office and warehouse/storage area with brick elevations and double-glazed windows.

The property currently provides offices with a mix of both private and open plan office space, suspended ceilings, inset LED lighting and WC facilities plus substantial open storage area suitable for showroom or light warehousing.

The property has good external parking for approximately 12 cars. A new bespoke internet mast is being provided on the estate.

BROADBAND

We understand that a 100GbE link will be available starting at £35 per month.

ACCOMMODATION

Flexible conversion of office or warehouse.

Office plus warehouse	278.71 sq m	(3,000 sq ft)
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TENURE

The property is available on a leasehold basis on terms to be agreed.

RENT

£35,000 (thirty five thousand pounds) per annum exclusive.

BUSINESS RATES

Local Authority:	Hinckley & Bosworth
Period:	2021/2022
Rateable Value:	Unit 1—£8,400
	Unit 2—£7,700
	Unit 3—£5,700

LEGAL COSTS

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

VAT

The position regarding VAT is to be confirmed.

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 established use as offices and warehouse within the Town & Country Planning (Use Classes) Order 1987.

Contact:

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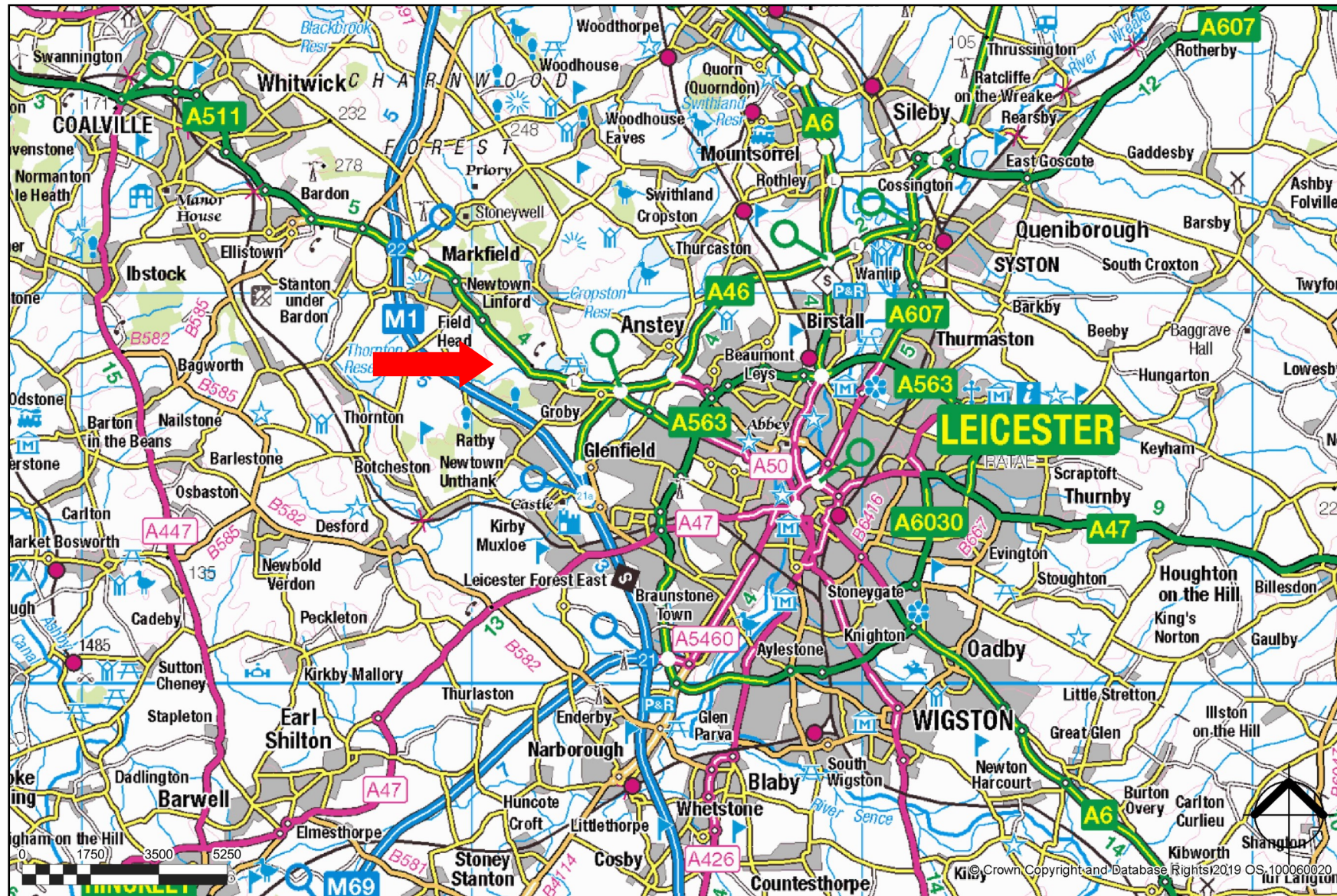
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IMPORTANT INFORMATION

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