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TO LET

BRAND NEW OFFICE DEVELOPMENT



STATION COURT STATION YARD CROFT

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NOTE RE SERVICES. ELECTRICAL, WIRING AND HEATING APPLIANCES : None of these items have been tested. We would recommend that any interested parties check these items to their satisfaction.

LOCATION

Station Court is centrally located within the village of Croft being located just off Station Road in the middle of the village. Croft is well located with relatively easy access on to the B4114 which to the north allows access on to the M1 at junction 21 – Fosse Park, whilst to the south it connects with the A5 leading to the M69.

DESCRIPTION

We are able to offer new offices on a small select development in a pleasant village location. As will be noted from the site plan, there are three blocks being developed each of which will provide two office units each of which will provide 1352 sq ft (125.6 sq m) over two floors. Prospective occupiers can therefore consider acquiring one single unit which will offer this accommodation, or alternatively, a complete block which would provide 2704 sq ft (251.2 sq m).

Each unit will benefit from a ground floor entrance lobby with male and female / disabled toilet with open plan offices at ground and first floor level.

The units will be fitted out to provide an effective turn key purchase including:

- Carpeting
- Dado trunking
- Suspended ceiling
- Category 2 lighting
- Electric heating

Air conditioning is available as an option – please contact the agents for further information

Car Parking

Each unit will benefit from a minimum of six car parking spaces.

SERVICES

Mains electricity, water and drainage will be connected to the units.

RATES

To be assessed.

TENURE

Each unit is available on a new full repairing and insuring lease at a rental of £16,250 per annum exclusive. Term subject to negotiation

LEGAL COSTS

As is standard the ingoing tenant will be responsible for the landlord's legal costs incurred in the grant of the lease.

PLANNING

The development was granted planning permission in February 2007 – application number 0611010/1/PX by the Local Planning Authority – Blaby District Council.

The permission granted is for uses falling within Class B1 (Business) of the Town & Country Planning Use Classes Order 2005 as amended. Use of the development is permitted between the hours of 07.30 to 19.00 Monday to Friday inclusive and 09.00 to 14.00 Saturdays. Working is not permitted on Sundays or officially recognised public holidays. A copy of the planning permission is available upon request.

FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior telephone appointment with the selling agents, Castle Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: (01455) 251771.

Please note: A charge of £58.75 (£50.00 + VAT) will be made to any party making an application to rent the subject property to cover the cost of taking references and a credit check.

VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

SUBJECT TO CONTRACT

NOTE RE: MEASUREMENTS

Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.

Revision 2 – BM (Station Court, Croft To Let) 03/03/09