

GO24 - GO32 Lockington Hall | Main Street | Lockington | DE74 2RH

Modern office located within Lockington Hall Business Centre

200m²
(2,152ft²)

- High quality open plan accommodation
- Additional office and meeting rooms
- Grade II listed building
- Within 1 mile of J24 of M1 Motorway
- 20 on site parking spaces
- Available on new lease terms
- Rent - £29,700 per annum



TO LET



Location



Gallery



Contact



Location

The location is a short distance from the A50 (M1-M6 link) less than one mile from Junction 24 of the M1 motorway. East Midlands Airport is only 3 miles away and the village lies conveniently for the nearby cities of Nottingham, Derby & Leicester.

The Property

The office comprises of a mixture of open plan accommodation with additional office and meeting rooms. Internally, the property benefits from:

- Self-contained entranceway
- Onsite canteen & outside recreational area
- LED ceiling lighting
- Gas central heating
- Kitchen
- W/C's
- 20 designated car parking spaces

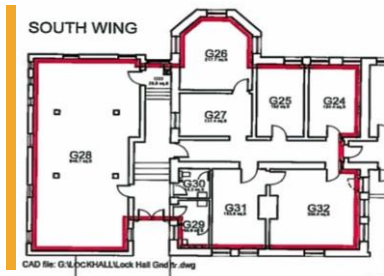
Accommodation

The property has the following approximate net internal floor area:

GO24-GO32 Lockington Hall	m ²	ft ²
Total	200	2,152

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).





Car Parking

The offices benefit from 14 car parking spaces with an additional 6 spaces included in the rent. Totaling 20 car parking spaces.

Business Rates

We are advised by North West Leicestershire District Council that the premises hold the following rateable value:-

£22,750

The rates payable multiplier for 2023/24 is 49.9p.

Service Charge

The service charge is payable for daily office cleaning, grounds maintenance, waste disposal and sundries. The current service charge is **£1,200 per month**.

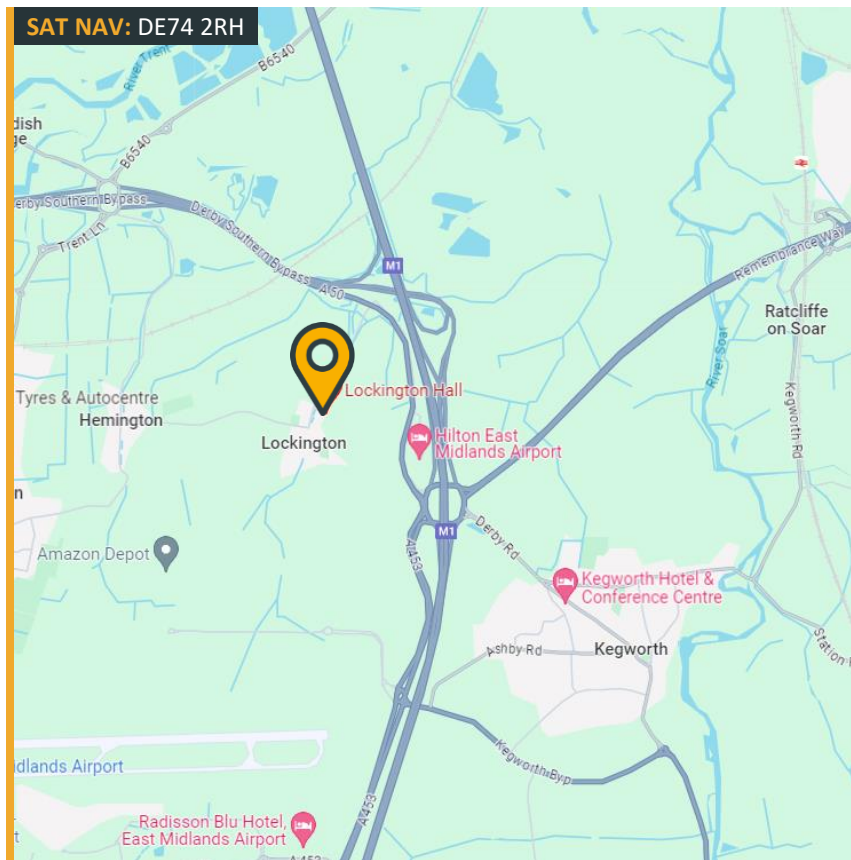
Legal Costs

Each party to pay their own legal and professional costs incurred with this transaction.

EPC

A copy of the energy performance certificate is available upon request.





Lease Terms

The property is available by way of a surrender and re-grant for a term to be agreed at a rental of:

£29,700 per annum

VAT

We confirm all figures quoted are exclusive of VAT which is applicable at the prevailing rate.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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23/01/2024

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.