

## High quality semi-detached self-contained office premises on popular Ashby-de-la-Zouch business park

297m<sup>2</sup>  
(3,199ft<sup>2</sup>)

- Two storey office building
- Excellent access to local city centres of Nottingham, Derby and Leicester
- Private entranceway
- Collaborative working environment
- Open plan office accommodation with meeting rooms
- Raised flooring, air conditioning and LED lighting
- 11 marked parking spaces plus potential for an additional 5
- Available on new lease terms from December 2026
- Rent - £52,750 per annum



**TO LET**



Location



Gallery



Contact

## Location

The property is located on Ivanhoe Business Park, an established commercial development providing office, trade, logistics and warehousing facilities. Ivanhoe Business Park is located 0.4 miles from the A511 and 2.5 miles from Junction 13 of the A43.

The town of Ashby-de-la-Zouch itself is in close proximity to the property and is also equidistant from Nottingham, Derby and Leicester with fantastic access to East Midlands Airport and the M1 via the A42.

## The Property

The property comprises a self-contained two storey office premises. The ground floor provides a reception area leading to open plan office accommodation with meeting rooms, kitchen area and W/C facilities. The first floor provides further office accommodation with showers and W/C facilities.

The total specification includes:

- Raised access floors providing both power and data cabling
- Air conditioning
- Suspended ceilings with inset LED lighting
- 11 car parking spaces with the ability to create a further 8 spaces
- Meeting rooms
- Reception
- Modern kitchen
- W/C's
- Shower facilities





## Accommodation

The property has the following approximate net internal floor area:

Floor	M <sup>2</sup>	FT <sup>2</sup>
Ground floor	161	1,730
First floor	136	1,469
<b>Total</b>	<b>297</b>	<b>3,199</b>

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

## EPC

The property has an energy performance certificate rating of B(44).

## Business Rates

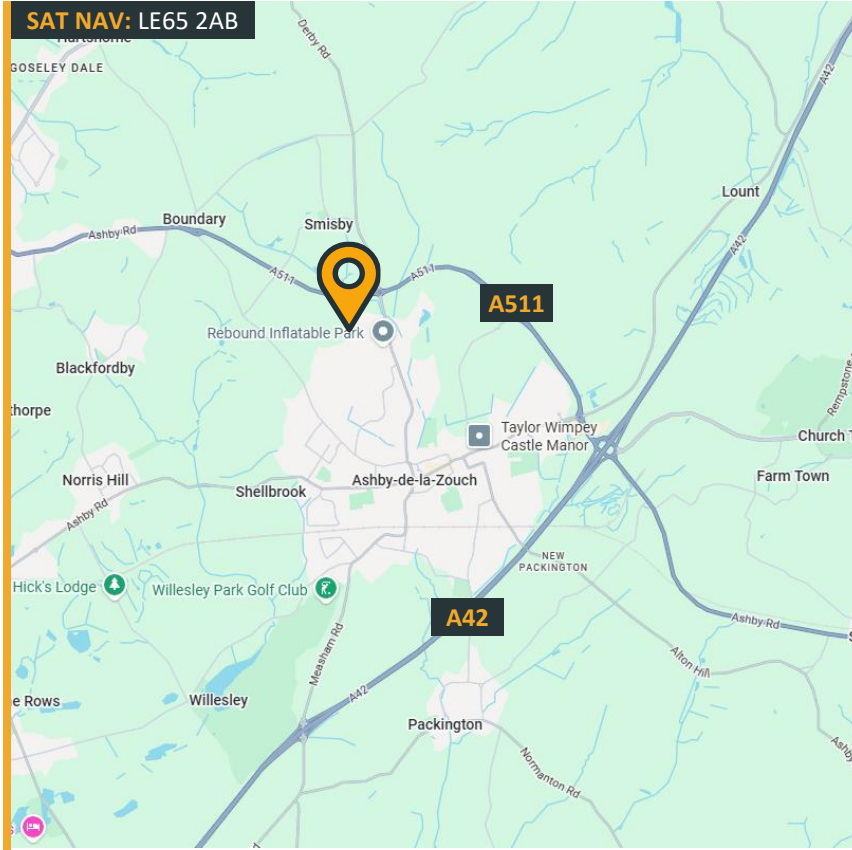
From enquiries of the Valuation Office website we understand the following:

Description: Office and Premises  
Rateable Value: £34,750

The current small business multiplier is 43.2p. All interested parties are advised to make specific enquiries with the local billing authority.

## Service Charge

A service charge is applicable to cover the maintenance and management of the building & the estate. The service charge is available upon request.



## Rent

The property is available to let by way of new lease terms from December 2026 at a rent of:

**£52,750 per annum**  
**(Fifty-two thousand, seven hundred and fifty thousand pounds)**

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