

**MATHER
JAMIE**
01509 233433

Part 1st Floor
20 Granite Way
Mountsorrel
LE12 7TZ

TO LET
£25,000 pax



1st Floor Offices

169.38 sq m (1,823 sq ft)

Part 1st Floor, 20 Granite Way, Mountsorrel, Leics, LE12 7TZ

DESCRIPTION

First floor office suite benefitting from an upgraded climate control heating/cooling system, solid flooring, perimeter trunk power and data cabling, suspended ceilings with inset Cat II lighting, male, female and disabled WC facilities.

The property is set in attractive landscaped grounds with parking for 9 cars.

ACCOMMODATION

1 st Floor (right-hand side)	169.38sq m	(1,823 sq ft)
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TENURE

The property is available by way of a new lease on terms to be agreed.

RENT

£25,000 (twenty five thousand pounds) per annum exclusive.

VAT

VAT will be charged on the rent.



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SERVICE CHARGE

A service charge will be payable which will include heating, electricity, the reception along with the maintenance of the communal areas and external structures.

BUSINESS RATES

Local Authority: Charnwood
Period: 2025/2026
Rateable Value: £24,500

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 105 within Band E. The EPC is valid until 12 April 2026.

PLANNING

We understand the premises have authorised planning consent under Class E of the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of the local planning authority.



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LOCATION

The subject property fronts Granite Way close to its junction with Leicester Road on the outskirts of Mountsorrel, superbly located for road links via the A6 to Leicester and Loughborough and the wider road network via the A46 western bypass to Junction 21A of the M1 motorway and north via the A6 to Junction 23 of the M1 motorway.

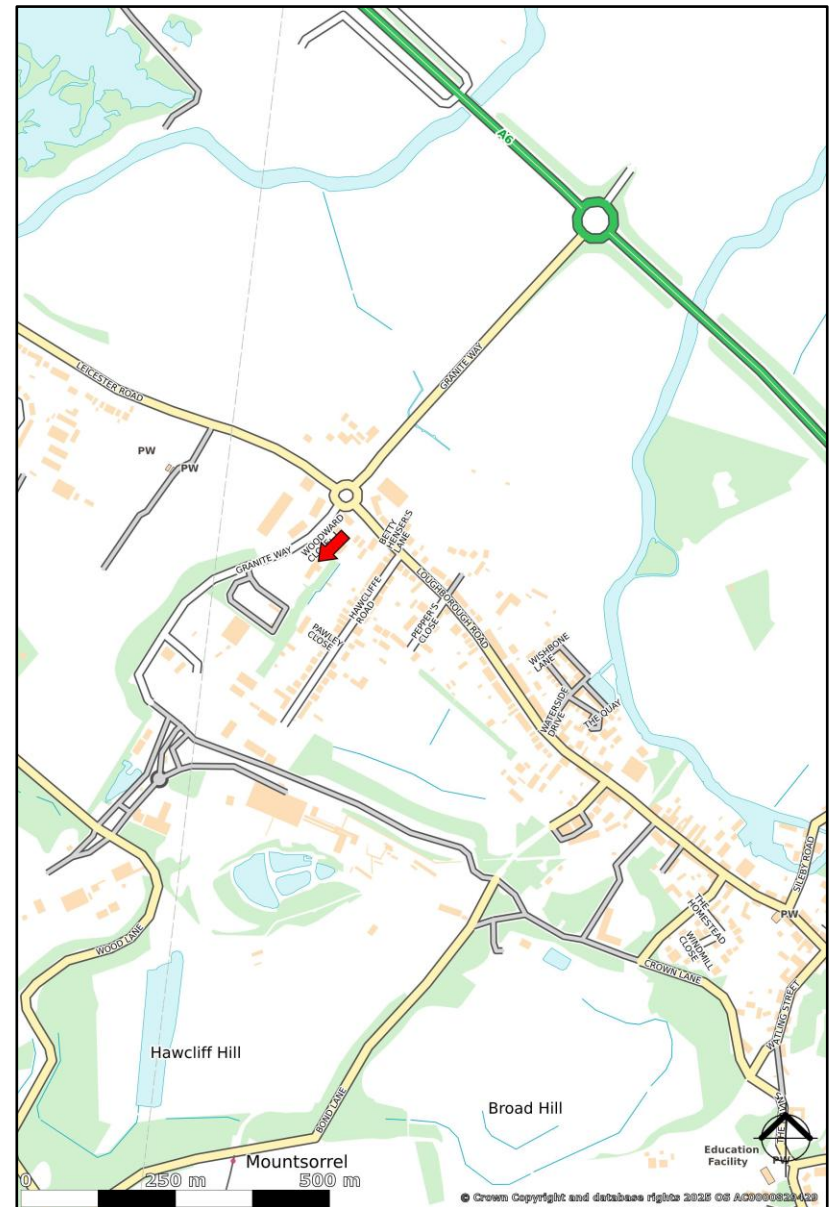
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OFSI SANCTIONS CHECK

With effect from 14 May 2025, all letting agency work carried out, regardless of rental value, will be subject to financial sanctions regulations and, as such, Mather Jamie Ltd will be required to verify all named Landlords, Tenants and Guarantors to ensure that they are not a Designated Person or someone in breach of sanctions regulations.

To meet these requirements, we will carry out a full Anti-Money Laundering (AML) check on all companies and individuals relevant to a property letting. We should advise that, whilst this will not impact on your credit file, it will result in soft search showing that a check has taken place.

A facial recognition ID check will be carried out via an SMS text message through Landmark Agent.



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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: 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. 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. Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority. 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. 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.