



01509 233433

**Ground & 1st Floors Swithland Hall
Main Street
Swithland
LE12 8TJ**

TO LET
£29,000 pax



**50% rent free
available during the 1st
year, on agreement of
a 5-year lease term for
both the Ground & 1st
Floors
(Subject to Contract)**



Potential to split into smaller office suites

Prestigious Offices

187.98 sq m (2,023 sq ft)

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DESCRIPTION

Attractive ground and first floor offices within Swithland Hall providing general offices, meeting room, private office and kitchen, recently rewired and recarpeted.

The offices are fully furnished (space for approximately 25 large desks), plus entrance and male / female WCs at ground floor.

Externally there is parking for 16 cars.

ACCOMMODATION

Ground Floor

Private Office	15.02 sq m	(161 sq ft)
Kitchen	6.25 sq m	(67 sq ft)
General Office	44.1 sq m	(475 sq ft)
Meeting Room	20.54 sq m	(221 sq ft)
Total NIA GF	85.91 sq m	(924 sq ft)

First Floor

Office	16.79 sq m	(181 sq ft)
Kitchen	13.65 sq m	(147 sq ft)
Office	33.37 sq m	(359 sq ft)
Office	16.46 sq m	(177 sq ft)
Office	21.8 sq m	(235 sq ft)
Total NIA FF	102.07 sq m	(1,099 sq ft)
TOTAL NIA	187.98 sq m	(2,023 sq ft)



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RENT

£29,000 (twenty nine thousand pounds) per annum exclusive.

VAT

VAT will not be charged on the rent.

BUSINESS RATES

Local Authority: Charnwood
Period: From 1 April 2026
Rateable Value: Ground Floor - £9,200
First Floor - £13,250

LEGAL COSTS

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

TENURE

The property is available on a new lease on terms to be agreed. The lease will be contracted out of the Landlord & Tenant Act Security of Tenure provisions.

INTERNET

The property benefits from a satellite 280mg internet connection.



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INCLUSIVE UTILITIES, CLEANING & SERVICE CHARGE

There is a service charge which includes:

- Heating
- Electric
- Fire and intruder alarms
- Water
- Pest control
- Buildings insurance
- Cleaning of offices and common parts
- External building and ground maintenance

The service charge and inclusive utility and cleaning charge is currently running at £14,000 per annum, subject to annual review.

ENERGY PERFORMANCE CERTIFICATES (EPCs)

The ground floor has an Energy Performance Asset Rating of 96 within Band D. The EPC is valid until 23 July 2024. There is currently no Energy Performance Certificate for the first floor however an EPC rating assessment has been requested.

PLANNING

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

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



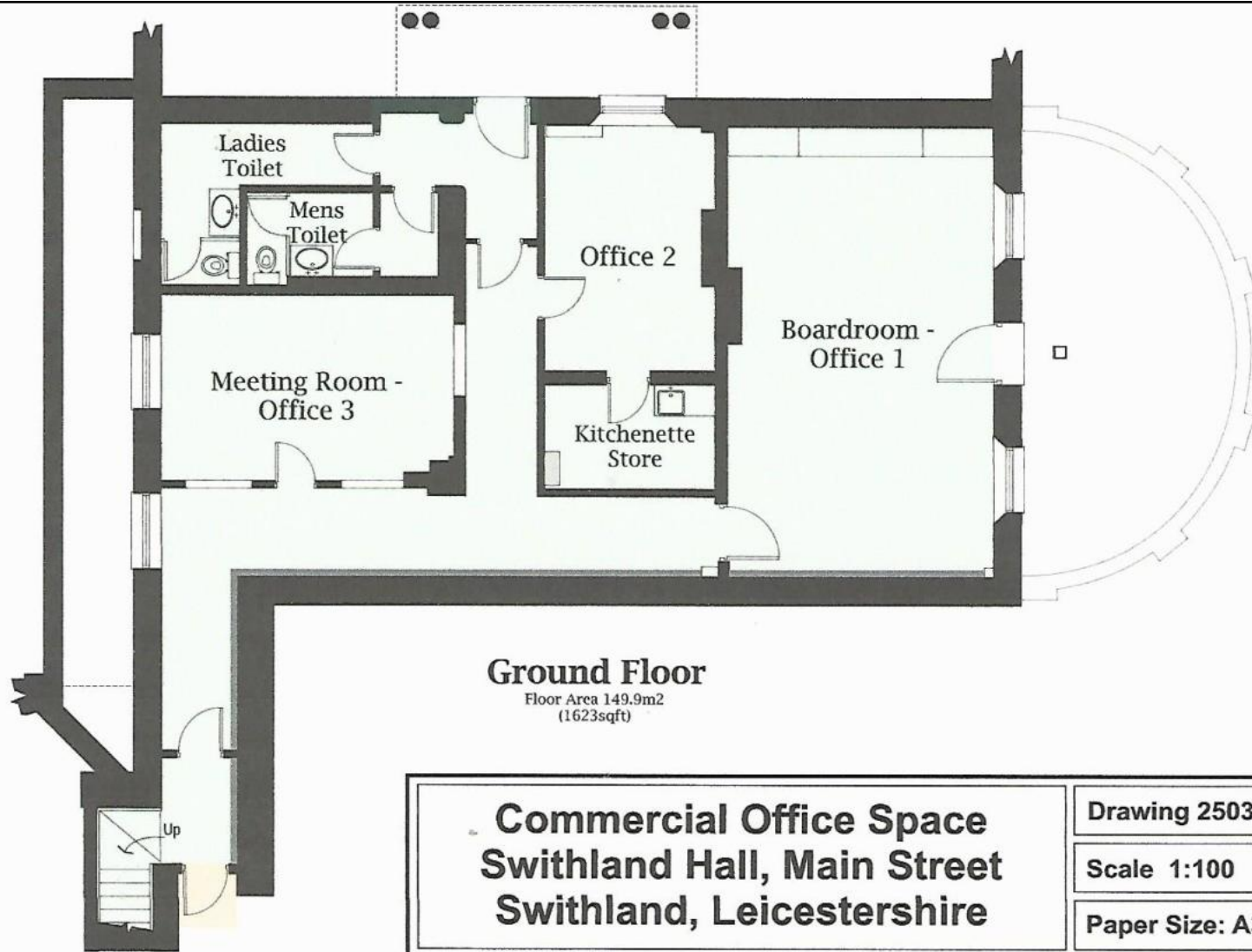
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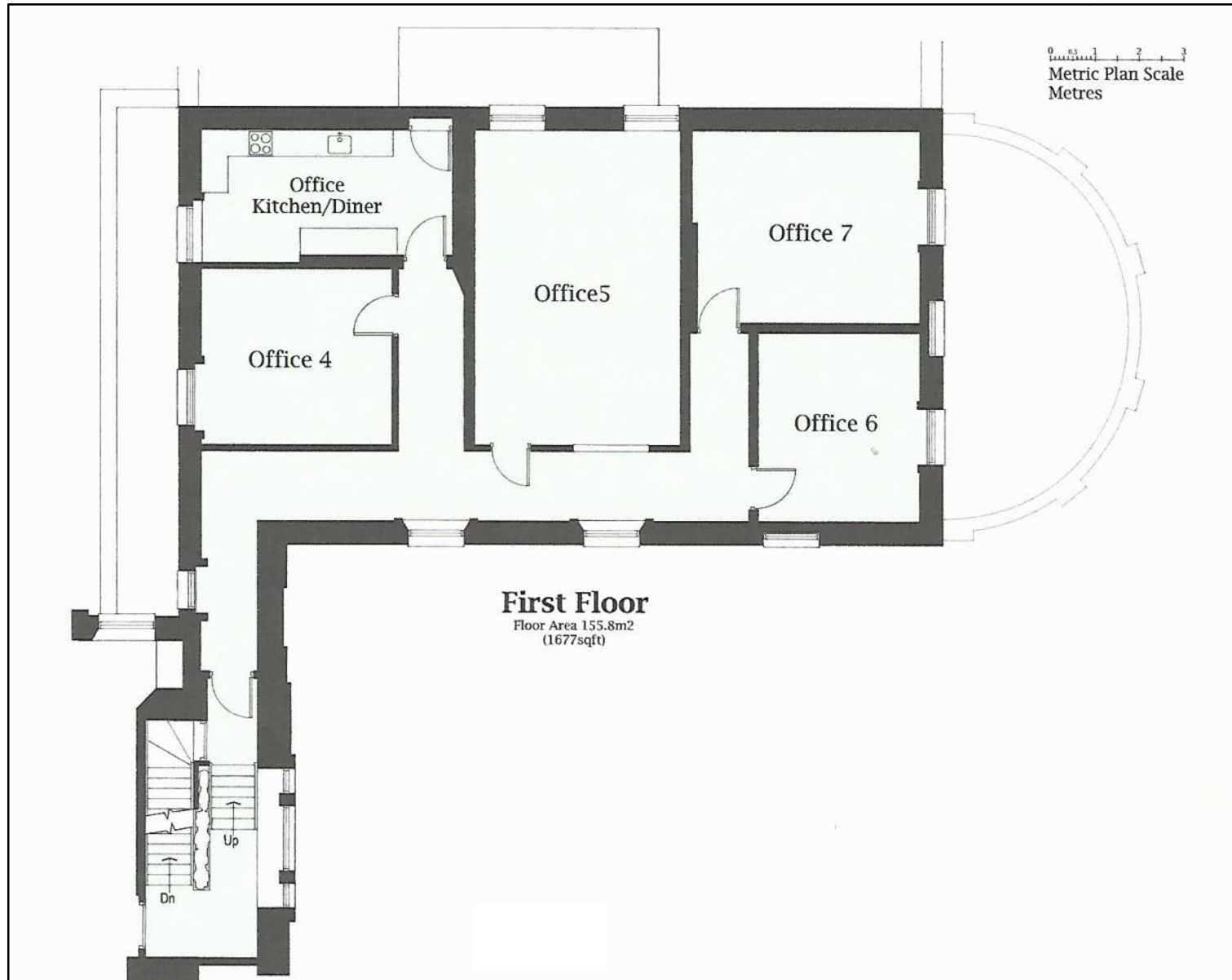
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LOCATION

The subject property forms part of Swithland Hall in landscaped country house surroundings on the outskirts of the village of Swithland with superb communications via the A46/A6 corridors to Leicester, Loughborough and the wider road network, being within 8 miles of the M1 motorway and 6 miles of East Midlands Airport.

 **what3words:**
///zooms/bloomers/forest (turn off Swithland Street) and ///emperor/album/taxpayers (to go up the drive)



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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