

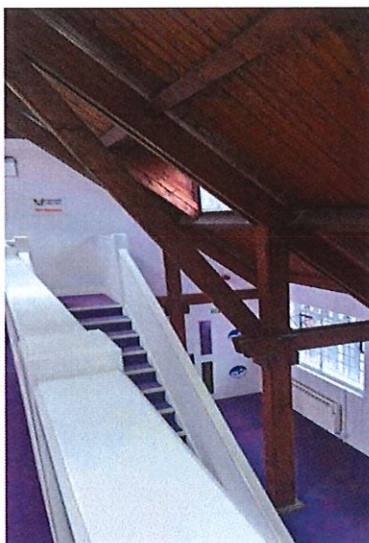
TO LET

First Floor Office Suite

**Unit 5, St James Business
Centre
Highfield Street
Coalville
Leicestershire
LE67 3BN**



- 34.39 sqm (370 sqft)
- First floor office situated in detached former church building converted to a high standard
- Coalville town centre approximately ½ mile
- Shared common areas
- Ample on-site car parking
- £470.00 per month including services to, and use of, the common parts



Chartered Surveyors, Valuers and Commercial Property Consultants

Sturgis Snow and Astill for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide and do not constitute any part of a contract; (ii) no person in the employment of Sturgis Snow and Astill has any authority to make or give any representation of warranty whatsoever in relation to this property.

Sturgis Snow & Astill LLP

98 New Walk, Leicester LE1 7EA

T +44 (0)116 255 5999

F +44 (0)116 285 3370

E info@sturgis-snowandastill.co.uk

W www.sturgis-snowandastill.co.uk

LOCATION

The property is located to the north-west side of Highfield Street approximately 1 km (0.6 miles) from Coalville town centre to the north.



DESCRIPTION

The property comprises a detached former church building dating from the late 19th Century standing on a large site with a frontage to Highfield Street. It has been fully refurbished to a high standard and converted to provide a gymnasium and 6 business suites.

A common reception area with circulation space has access to male, female and disabled toilet, together with a shared kitchenette.

The suites have carpeted floors, glazed personnel door, telephone and internet access, LED lighting and Carbon Trust approved electric heaters.

Ample on-site parking is available.

TENURE

To Let on a new FRI lease for a term of years to be agreed. The landlord will insure the building and recover the costs from each tenant.

RENT

£470 per month. No additional charge is made for the services to, and use of the common parts (including a reception area, kitchen and toilets)

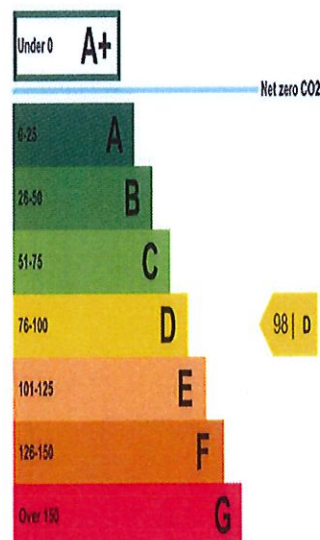
RATES

The property is entered in the Valuation List as offices and premises with Rateable Value of £2,600

SERVICES

Mains electricity, water, telephone and mains drainage are connected to the premises. The individual suites are supplied with a metered electricity supply.

ENERGY PERFORMANCE CERTIFICATE



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VIEWING

Strictly by arrangement through the sole agent:

Sturgis Snow and Astill LLP
98 New Walk
Leicester
LE1 7EA

Tel: (0116) 2555999
e-mail: info@sturgis-snowandastill.co.uk

Subject to contract

Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification, i.e. passport, driving licence, etc., and also for proof of current address, i.e. recent utility bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Health and Safety

You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting the premises.

Property Misdescriptions Act

All statements in the attached particulars are believed to be correct but their accuracy is not guaranteed, nor do they form part of any Contract or Warranty. Unless specified to the contrary, interested parties should note the following

All dimensions, distances and floor areas are approximate and are given for guidance purposes only.

Information on Tenancies and Tenure has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by their Solicitors.

Information on Rating Assessments and Town & Country Planning matters has been obtained by verbal enquiry only from the relevant Local Authority. Prospective Purchasers/Lessees are recommended to obtain written confirmation prior to entering into any commitment to Purchase/Lease.

All information on the availability of mains services is based upon information supplied to us by the Vendor/Lessor. All statements regarding service installations including apparatus and fixtures and fittings do not warrant the condition or serviceability of the items referred to as no test have been carried out prior to acquisition. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition.

All prices and rents are quoted exclusive of Value Added Tax unless expressly stated to the contrary.

