



De La Zouch House

Ashby Business Park | Ashby de la Zouch | LE65 1NU

**PRESTIGIOUS
BUSINESS PARK**

**EXCELLENT
COMMUNICATIONS**

**309 PARKING
SPACES ON SITE**

**HEADQUARTERS OFFICE TO LET (MAY SELL)
20,000 to 43,971 sq ft (1,858 to 4,085 sq m)**



Site area - 3.95 acres

De la Zouch House is an impressive modern, three storey, self-contained office building located on Ashby Business Park situated close to junction 13 of the A42 leading to the M42 and M1.

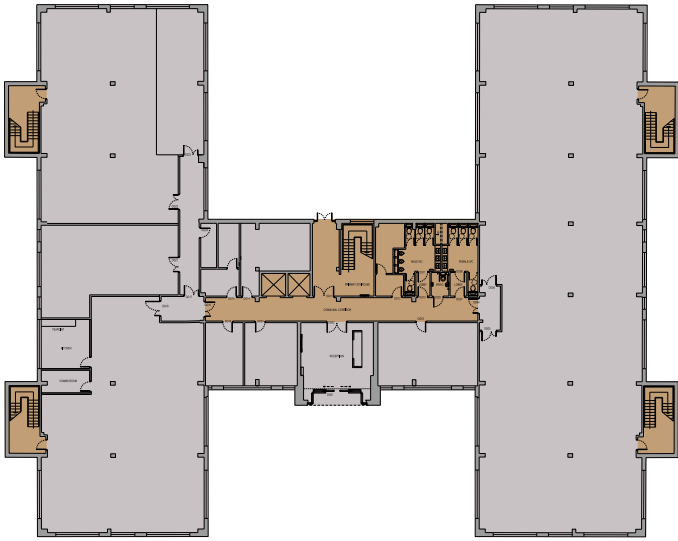
Ashby Business Park provides a landscaped commercial environment with major occupiers in the area including Amazon, Siemens and Electrolube.

Numerous facilities in the area include: Starbucks, Marks & Spencer, Tesco Extra, KFC, McDonalds and Brewers Fayre pub.

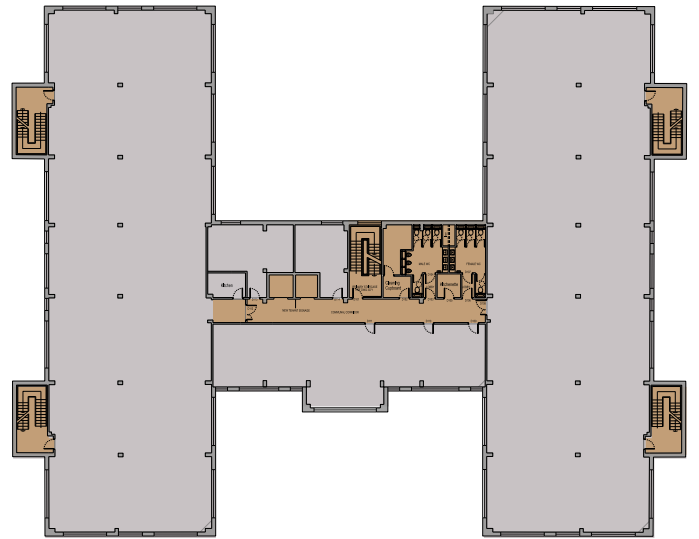
Accommodation

| Floor | Sq ft | Sq m |
|--------------|---------------|--------------|
| Ground | 14,647 | 1,360.7 |
| First | 14,684 | 1,364.2 |
| Second | 14,640 | 1,360.1 |
| Total | 43,971 | 4,085 |

Accommodation is available from 20,000 sq ft upwards.



Ground Floor



Typical Upper Floor

Specification

The whole building is available To Let and provides:



Refurbished Reception and common areas



Comfort cooling



Raised floors



Passenger lift



Suspended ceilings



EV Charging points



LED lighting



Shower facilities



Car Parking

309 secure on site car parking spaces (1 per 142 sq ft)

Business Rates

Estimated at £5.88 per sq ft pa.

Lease

A new Full Repairing and Insuring lease is available.

EPC

EPC rating of C-73

Tenure

Leasehold or Freehold.

VAT

All prices quoted are exclusive of VAT

Rent

£17.00 per sq ft per annum.

Legal Costs

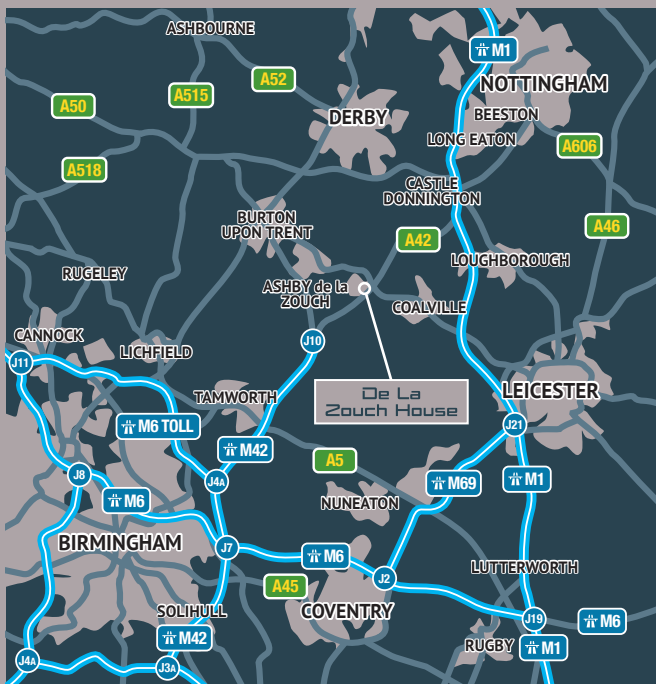
Each party to bear their own costs incurred in the transaction.

Price

Offers invited.

Service Charge

A landlord's service charge is levied in respect of the upkeep and maintenance of the building's common parts which is only applicable if occupied by multiple occupants.



| Distances | Miles | Distances | Miles |
|-----------------------|-------|------------|-------|
| Ashby de la Zouch | 1.5 | Leicester | 17.5 |
| East Midlands Airport | 10 | Nottingham | 22 |
| Burton-on-Trent | 10.5 | Derby | 2 |
| M1 | 11 | Birmingham | 31 |

Viewing

For further information or to arrange an inspection contact:



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