



TO LET
Rural Eco Office Conversion

Unit 1 Cedars Office Park
Butt Lane
Normanton on Soar
LE12 5EE

MATHER
JAMIE
01509 233433

LOCATION

Superb rural location to the north east of Loughborough with good access via the A606 to the A6 Loughborough to Derby link road and the A60 Loughborough to Nottingham link, approximately 7 miles from Junction 24 of the M1 Motorway.

DESCRIPTION

A well presented rural office unit located 5 miles from Loughborough town centre and within easy reach of Nottingham and Derby.

Converted in 2012, reclaimed materials have been combined with modern insulation methods to enhance sustainability of the office park. The office benefits from energy efficient/saving equipment to offset the energy/carbon footprint and include a central Woodchip Biomass boiler providing underfloor heating, photovoltaic panels which generate electricity and ground source cooling.

The office is set in a landscaped courtyard and includes up to 4 designated parking spaces. The office benefits from a separate access door and shares WC/Kitchen facilities with the adjoining office.

The offices are also out of the Nottingham parking levy.

ACCOMMODATION

Unit 1 33m² (358 ft²)

TENURE

The office unit is available on a new lease for a term to be agreed.

RENT

£7,000 (Seven Thousand Pounds) per annum.

All prices quoted are exclusive of VAT, Service Charge and Business Rates and all other outgoings. The rent is to be paid quarterly on the usual quarter days.

BUSINESS RATES

Local Authority: Rushcliffe
Period: 2022/2023
Rateable Value: £3,000.00

SERVICE CHARGE

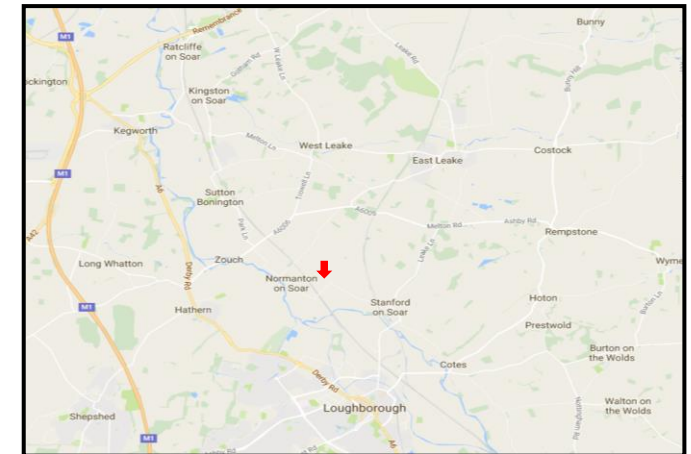
A service charge of 8.55% of the total Service Costs of the site. Service charge includes heating, landscaping and maintenance of the communal areas refuse collection, water charges, servicing of the biomass boiler and ground source cooling system. Service charge for the current year until 24th March 2023 is £827.75.

PLANNING

Use as offices as permitted by Use Classes B (a) or (b) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

EPC

The property has an Energy Performance Rating of 24 within Band A.



Contact: Amber Forster

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MATHER JAMIE

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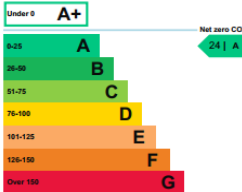
website: www.matherjamie.co.uk



IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. Their accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

1. 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.
2. 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.
3. Information relating to Town and Country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority.
4. 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.
5. 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.

Energy performance certificate (EPC)	
Unit 1 Cedars Office Park Bull Lane NORMANTON ON SOAR LE12 5EE	Energy rating A Valid until: 20 March 2032 Certificate number: 7638-1448-6963-6186-9301
Property type	B1 Offices and Workshop businesses
Total floor area	33 square metres
Rules on letting this property	
Properties can be let if they have an energy rating from A+ to E.	
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.	
From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.	
Energy efficiency rating for this property	Properties are also given a score. The larger the number, the more carbon dioxide (CO ₂) your property is likely to emit.
This property's current energy rating is A.	
	
How this property compares to others	
Properties similar to this one could have ratings:	
If newly built	14 A
If typical of the existing stock	41 B
Properties are given a rating from A+ (most efficient) to G (least efficient).	