



Suite 11, Castle House, South Street, Ashby de la Zouch,
LE65 1BR

HOWKINS &
HARRISON

Suite 11, Castle House South Street Ashby de la Zouch LE65 1BR

Features

- Town Centre Location
- Serviced Office
- Available Immediately

Description

An exciting opportunity to rent a fully serviced office suite in the centre of the market town of Ashby de la Zouch, within short walking distance of Market Street.

The office benefit from designated parking spaces to the rear of the building and a waiting area for visitors to the office.

The accommodation is as follows:

Suite 11: 235 sq ft / 21.8 sqm

The suite benefits from access to a shared kitchen and toilet facilities.





Location

Castle House is situated on South Street, Ashby de la Zouch within walking distance of Market Street which includes occupiers such as Boots, T G Jones, Costa and Nationwide along with a wide range of local retailers.

The town is ideally located in terms of transport links, being close to the A511 and A42/M42 providing excellent access to the wider midlands motorway network.

Tenure & Possession

The property is available on a new internal repairing and insuring lease, terms to be agreed.

Local Authority

North West Leicestershire District Council.

Services

The property benefits from mains water, electricity and drainage, the cost of which is included within the rent for the suite.

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Legal Costs

Each party will be responsible for their own legal costs.

Deposit

A deposit is required and will be held for the duration of the term.

What3Words

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Viewing

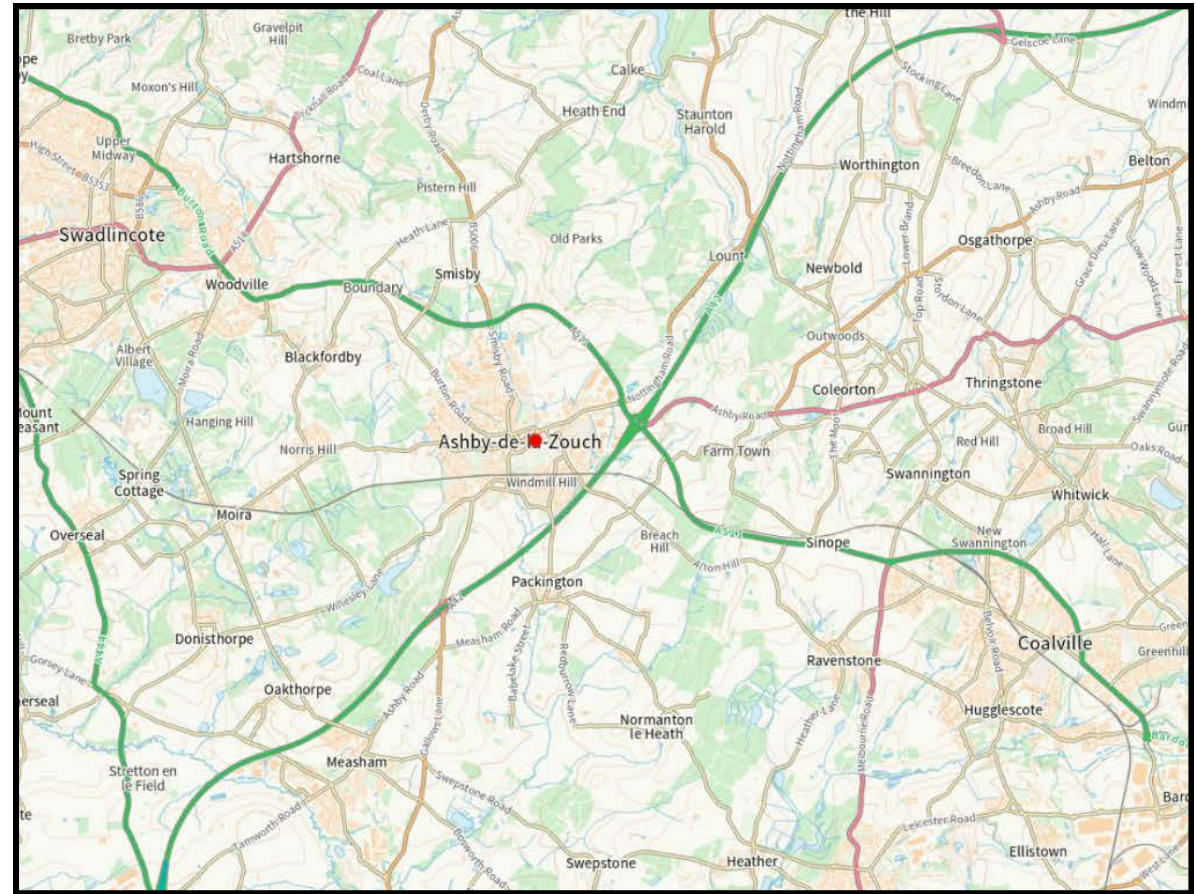
Accompanied viewings only, strictly by appointment with Howkins & Harrison please contact Lily Taylor on 01530 877977 (option 3) or by email on lily.taylor@howkinsandharrison.co.uk

Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of an error, omissions or misdescriptions. The plan is for identification purposed only.

Anti Money Laundering Information

To enable us to comply with the Money Laundering Regulations we need to verify the buyer's identity before proceeding with a letting. We charge a small administration fee for conducting an electronic AML verification check via our online provider, MoveButler.



Important Notice 1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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