

Offices To Let

Clinitron House, Excelsior Road,
Ashby De La Zouch, LE65 1JG
12,648 —25,565 sq ft



08449 02 03 04
avisonyoung.co.uk/8830

Highlights



Net Internal Area
25,565 sq ft



Car Parking
83 Spaces



Accommodation
Grade A

Location

Clinitron House is located on Ashby Park adjacent to J13 of the A42. The local amenities include an M&S food hall, Tesco Extra and Petrol Station, a Premier Inn, KFC and McDonalds

Description

The premises provide office accommodation extends over 2 storeys providing raised floors, suspended ceilings and comfort cooling.

Car parking available at 1 per 354 sq ft.

Approximate internal floor areas (TBC):

Floor	Sq ft	Sq m
Ground floor	12,917	1,201
First floor	12,648	1,175
	25,565	2,376

Tenure

Leasehold

Rent

£18.50 per sq ft

Business rates

We understand that the property is assessed as follows:

Rates Payable: £6.00 per sq ft

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

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

Service charge

TBC

EPC

The Energy Performance Asset Rating is TBC. A certificate can be made available.

VAT

VAT if applicable will be charged at the standard rate.

For further information please contact:

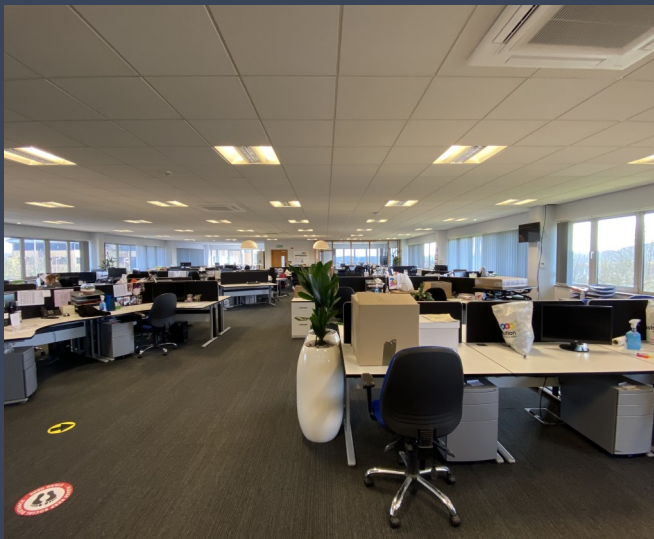
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