



**WELLS MCFARLANE**  
Chartered Surveyors and Property Consultants

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**TO LET**

£1,250 (from) PCM

THE OLD POLICE STATION, SOUTH  
STREET  
ASHBY-DE-LA-ZOUCH | LE65 1BR

- Flexible Lease Terms
- Central Location
- Business Rates Included

## LOCATION

Ashby de la Zouch occupies an excellent location near to the East Midlands cities of Derby, Nottingham and Leicester with Burton upon Trent only a short drive away, along with the cities of Birmingham and Coventry. Transport links are also very good, with the offices lying just off the A42 and only 10 miles from the M1, with the M42 and M5 nearby. The Old Police Station occupies a prime town centre location with dedicated parking.

## DESCRIPTION

The Old Police Station is a period building which has been refurbished to an excellent standard to provide modern, high-specification office space. The Old Police Station offers the perfect mix of single, large open plan or suite of offices making it the perfect solution for most businesses. The monthly fee includes Rent and Buildings Insurance - Business and Water Rates - Heating and Lighting - Cleaning of Communal Areas - General Maintenance - Recycling and Refuse Collection - Communal areas including Kitchens and Toilet Facilities - Public Liability & Health and Safety Compliance for communal areas - Showering facilities. Office 1b is suitable for approximately 5 workstations. 350 sq. ft. (32.52 sq. m).

## SERVICE CHARGE INFORMATION

### EPC

An EPC for the Property will be available upon request.

### TERMS

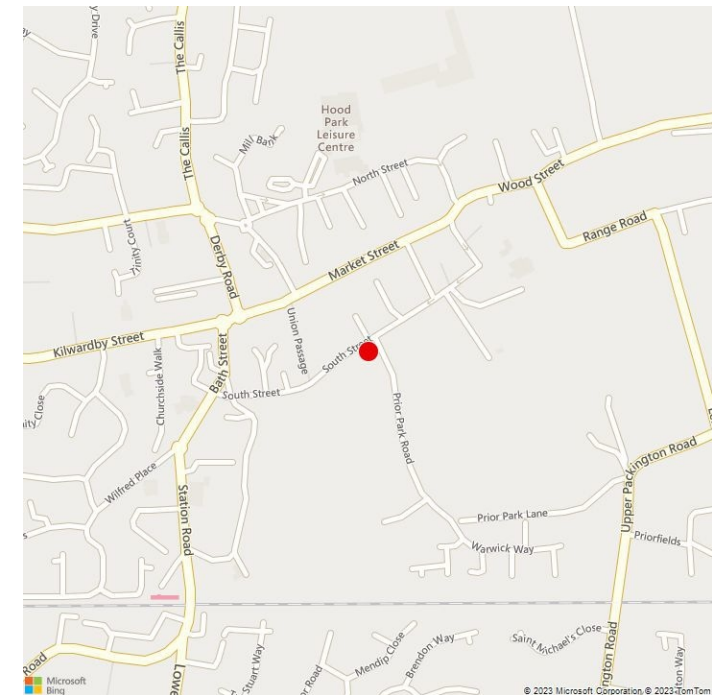
The property is available by way of a flexible licence agreement with the Landlord. Flexible lease terms are available and the offices are also available on a shorter term basis if let as serviced offices. VAT is chargeable on the rent.

### LEGAL COSTS

Each party to bear their own legal costs.

### OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for to you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.







#### SUBJECT TO CONTRACT Disclaimer:

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