



Serviced Office Suites To Let | Oak Tree House, Atherstone Road,  
Measham, Swadlincote, Derbyshire, DE12 7EL

£425 - £950 pcm | 180 sq ft - 380 sq ft

HOWKINS &  
HARRISON

# Serviced Office Suites To Let

Oak Tree House, Atherstone Road, Measham, Swadlincote, Derbyshire, DE12 7EL

A range of suites available from 180 sq ft to 380 sq ft

## Description

The property comprises a range of self-contained serviced office suites within Oak Tree House, Measham. Offering a light and spacious working environment with excellent transport links.

The offices are available separately or together and are suitable for office use only.

Externally there is designated parking to the front of the premises and visitor parking to the rear. The office is set within a large plot having established gardens to the front and to the side of the building.

## Location

The property is located at Oak Tree House in Measham, with excellent transport links to the A42 and M42 providing quick access to the Midlands Motorway Network.

The property is conveniently located only 2.6 miles from Junction 11 of the M42 which provides access to the M1 and M6. The property is situated between Leicester (19.3 miles) and Birmingham (26.6 miles).



## Suites Available

Suite 1 - 200 sq ft

Suite 7 - 180 sq ft

## Tenure

Available on a new flexible lease, terms to be agreed.

The lease will be excluded from Sections 24-28 of the Landlord and Tenant Act 1954.

## Service Charge

TBC

## Legal Costs

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

## Planning

The offices have planning permission for office use.

## Business Rates

Local Authority: North Warwickshire Borough Council

Suite 1 - Rateable Value £2,050

Suite 7 - Rateable Value £3,950

## What3Words

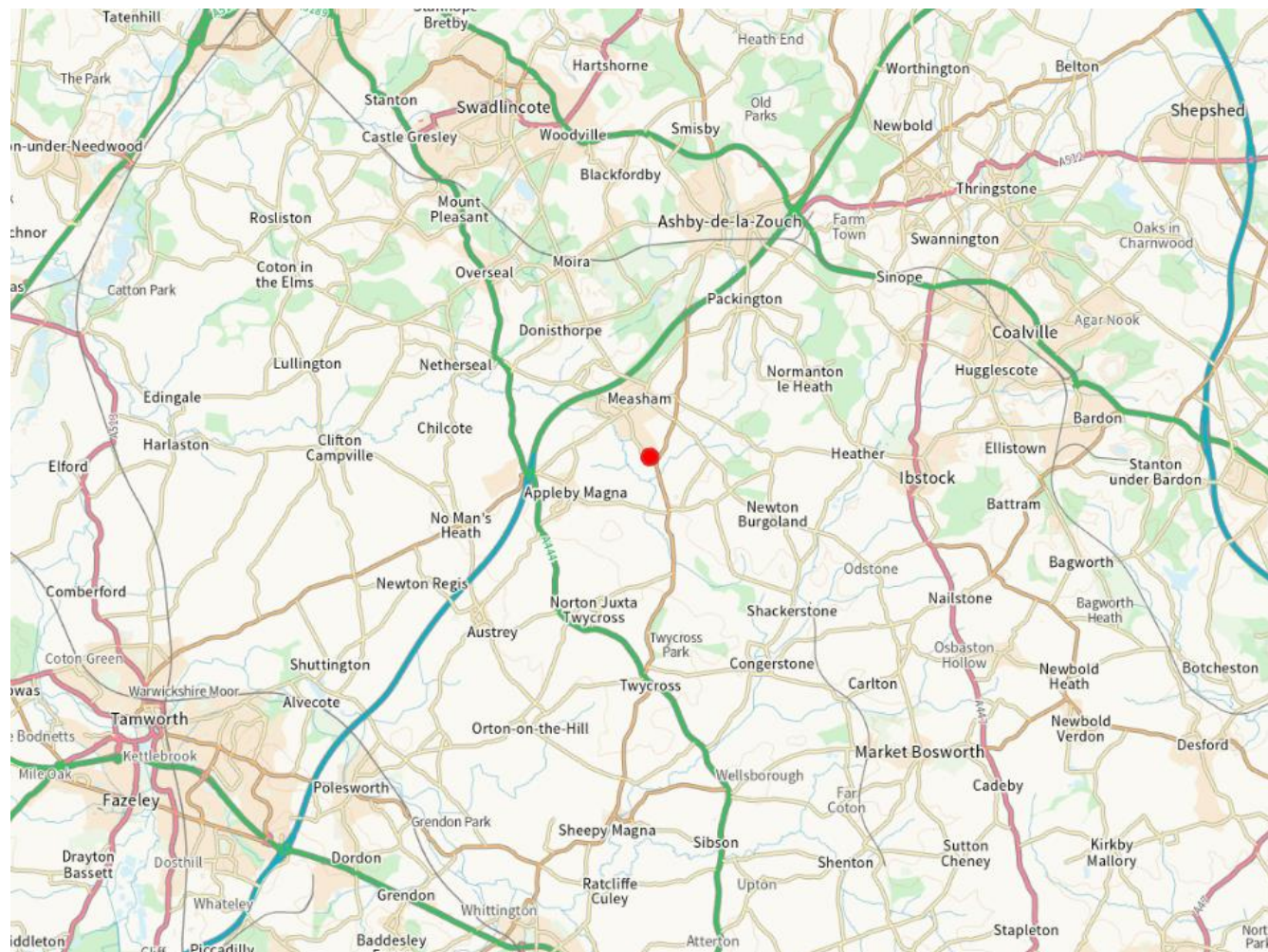
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## Contact Details/Viewing

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### 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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