

LEE BROTHERS
PROPERTIES LIMITED

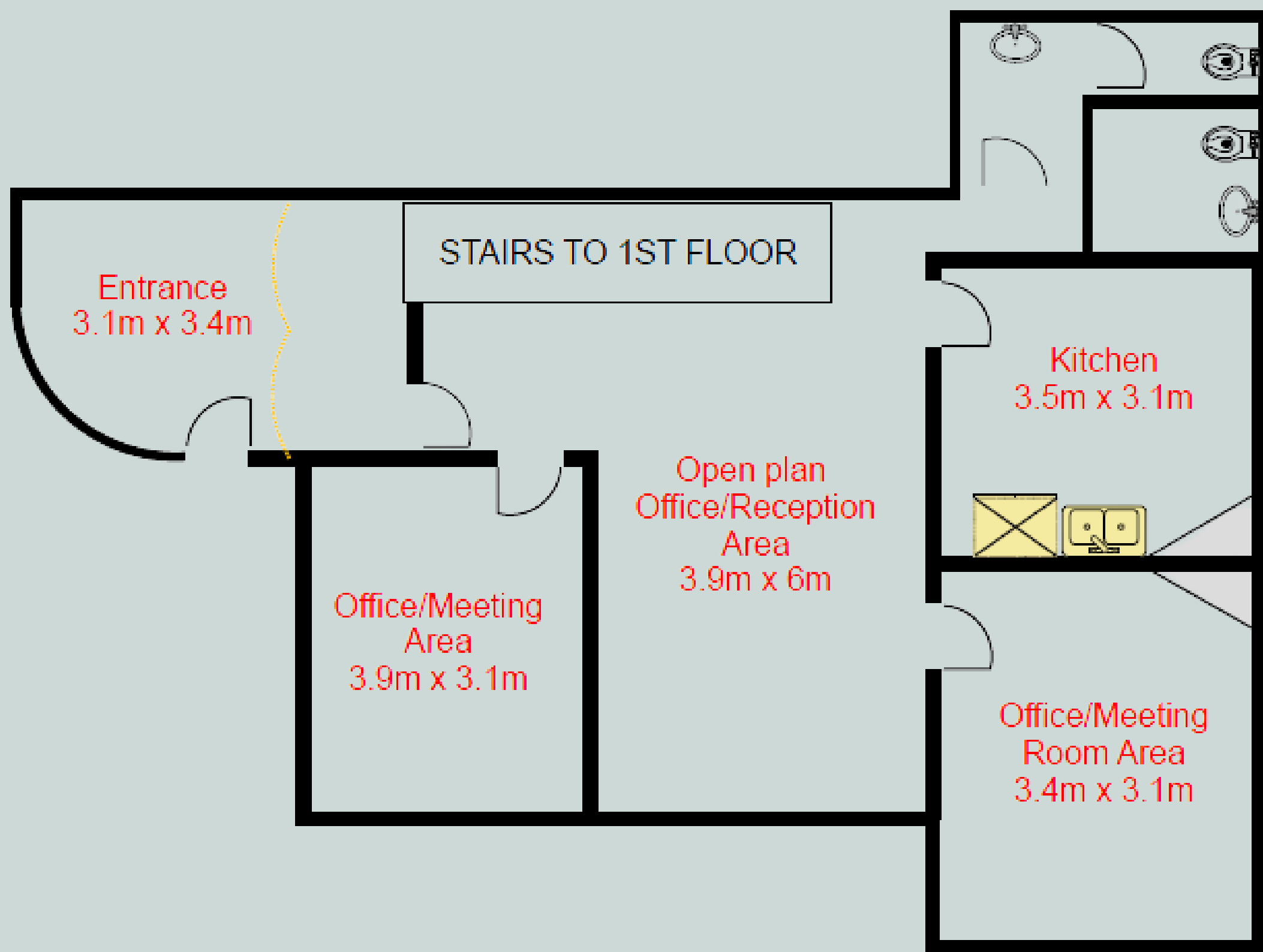
HATHERN OFFICES

Hathernware Industrial Estate
Rempstone Road
Normanton on Soar
Leicestershire
LE12 5EH

AVAILABLE
NOW

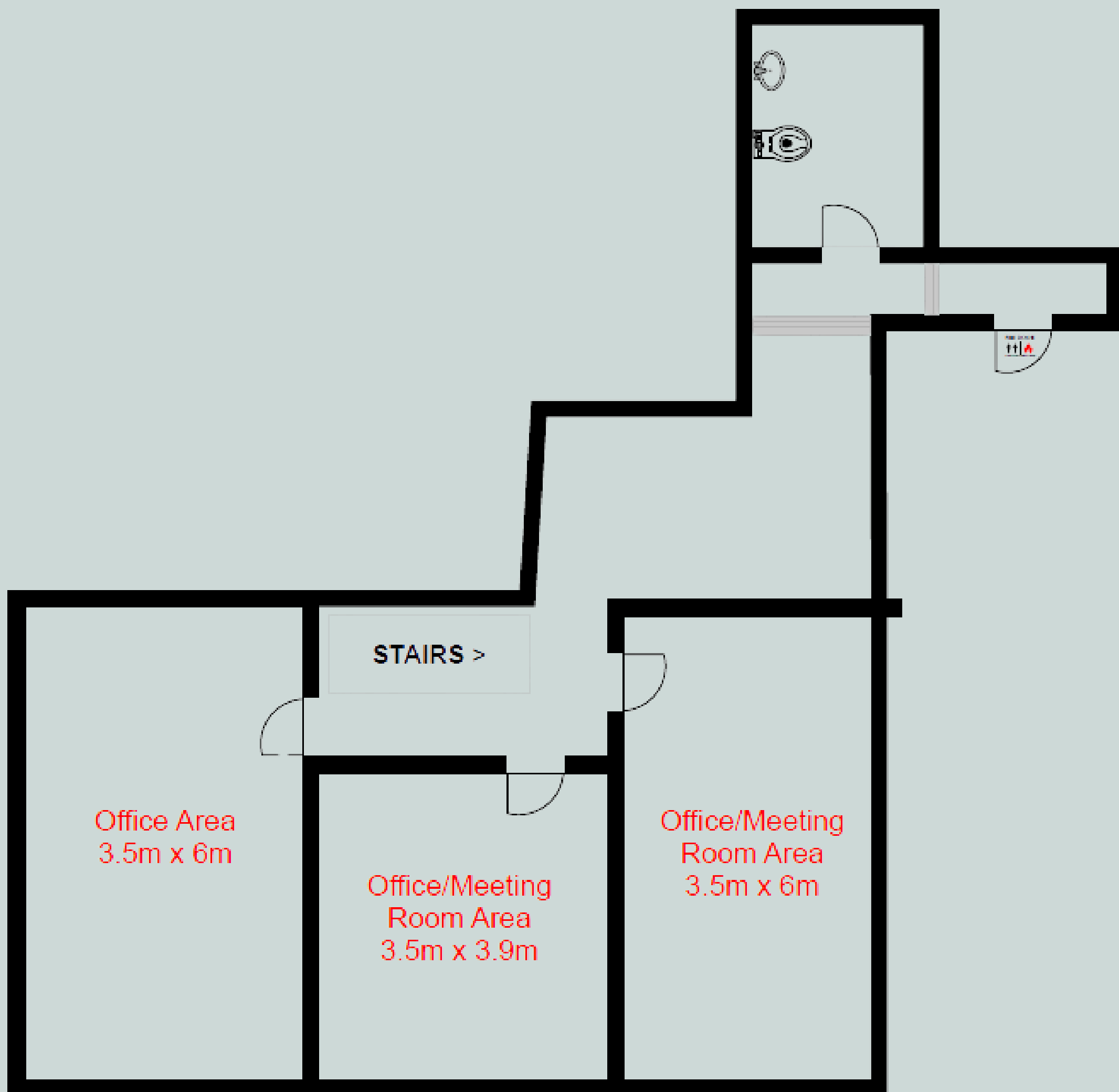


Ground Floor



Hathern Offices

First Floor



Hathern Offices

Property Information

Rent: £30,096.00 pa

Service Charge: *In review currently

Insurance: TBC

Lease Available: 12 months | 3 Years | 5 Years

Use: Offices/Meeting

Available: Now

Parking: Designated parking area included

Key Property Features:

- Fully wired up to fit CCTV system
- 17 data points throughout the building
- Fully Refurbished 2025 retaining key aspects of the original building
- Welcoming open plan office/reception area
- Ground and First Floor Offices
- Ample designated parking included

Hathern Offices

Important Information

- **All Charges** listed exclusive of VAT at commercial rate of 20%.
- **Service charge** subject to annual review (December/January time)
- Tenant responsible for contents **insurance**, building will be insured by landlord and charged to tenant in addition to rent.

Services:

- **Electricity standing charge***: £35.15pcm
- **Electricity Duos Charge****: £8.25pcm
- **Electricity Usage**: £0.282/kWh (Meters read monthly and charged in arrears)
- **Water**: £3.965/m³ (Meters read monthly and charged in arrears)

Business Rates: Tenant to pay directly - Hathernware Valuation Scheme 642415***

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Important Information Continued

Electricity standing charge*: £35.15pcm

A business electricity standing charge is a fixed daily fee covering network costs, maintenance, and government schemes, paid regardless of energy usage, ensuring the supply infrastructure stays operational and ready for your business. It's a flat rate, like a service charge, separate from your unit rate (cost per kWh).

Electricity Duos Charge: £8.25pcm**

DUoS (Distribution Use of System) charges are fees on a business's electricity bill covering the cost of the local network (wires, substations) delivering power from the national grid to their site, paid to the Distribution Network Operator (DNO) via their supplier.

Business Rates Hathernware 642415*: TBC**

The VOA Groups similar properties together. It gives the group a price range for floor areas and units (such as air conditioning). This helps make rateable values fair and consistent. Properties in this scheme have a base rate price range from £22.50 to £50.00 per square metre or unit. Please contact Rushcliffe Council or The Valuation Office for more information.

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