

**Lot 21, Unit 1 Charterpoint Way, Coalfield Way, Ashby-de-la-Zouch,  
Leicestershire LE65 1NF**

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



**Well Located Office Investment**

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 21, Unit 1 Charterpoint Way, Coalfield Way, Ashby-de-la-Zouch, Leicestershire LE65 1NF

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



## Property Information

### Well Located Office Investment

- Let to Konecranes Demag UK until June 2027 (no breaks)
- Two storey office building of approx. 476.53 sq m (5,129 sq ft)
- Parking for approx. 25 vehicles
- Prominent business location
- Adjacent to junction of A42, A511 and A512
- Nearby occupiers include M&S Foodhall, Aldi, Wickes, B&M, Pets at Home, Starbucks, KFC and Greggs

#### Lot

21

#### Auction

15th May 2025

#### Rent

£81,000 per Annum Exclusive

#### Status

Available

#### Sector

Office

#### Auction Venue

Live Streamed Auction

On Behalf of a Cambridge  
College

### Location

#### Miles

15 miles north west of Leicester, 18 miles south west of Nottingham, 25 miles north east of Birmingham

#### Roads

M1, A511, A42, A512

#### Rail

Burton-on-Trent Railway Station, Leicester Railway Station

#### Air

Birmingham Airport

### Situation

The property is situated at the junction of Charterpoint Way and Coalfield Way in a popular office location. The property is well positioned close to the junctions of the A42, A511 and A512. Nearby occupiers include M&S Foodhall, Aldi, Wickes, B&M, Pets at Home, Starbucks, KFC and Greggs

### Tenure

Virtual Freehold. Held for a term of 999 years from April 2006 at a peppercorn ground rent.

### Description

The property comprises a detached two storey office building of approximately 476.53 sq m (5,129 sq ft) with associated parking for approximately 25 cars.

### VAT

VAT is applicable to this lot.

### Octopus Bridging Loan for Buyers

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

# Lot 21, Unit 1 Charterpoint Way, Coalfield Way, Ashby-de-la-Zouch, Leicestershire LE65 1NF

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.
Ground First	Office Office	231.83 244.70	(2,495) (2,633)	KONECRANES DEMAG UK LIMITED (2)	10 years from 24/06/2017	£81,000
<b>Total</b>		<b>476.53</b>	<b>(5,129)</b>			<b>£81,000</b>

(1) The floor areas stated above are those published by Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk))  
 (2) Konecranes is a world-leading group of Lifting Businesses, serving a broad range of customers, including manufacturing and process industries, shipyards, ports and terminals with the subject property serving as its UK headquarters ([www.konecranes.com](http://www.konecranes.com)). For the year ending 31/12/2023 Konecranes Demag UK Limited reported Turnover of £87,539,000, a Pre-Tax Profit of £11,951,000 and a Net Worth of £26,008,000 (NorthRow 04/03/2025).



**Lot 21, Unit 1 Charterpoint Way, Coalfield Way, Ashby-de-la-Zouch,  
Leicestershire LE65 1NF**

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Well Located Office Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)



**Lot 21, Unit 1 Charterpoint Way, Coalfield Way, Ashby-de-la-Zouch,  
Leicestershire LE65 1NF**

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Well Located Office Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)



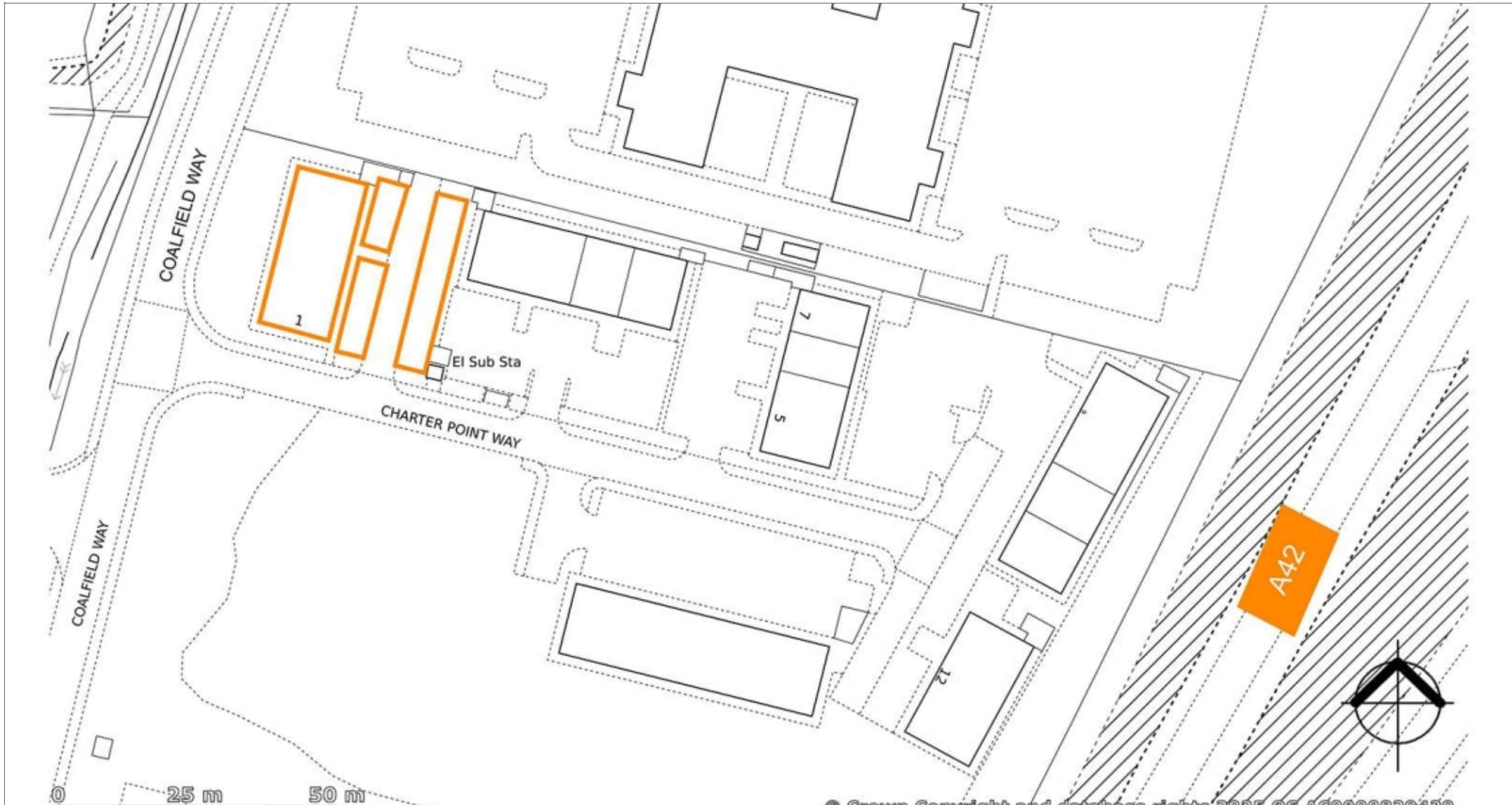
**Lot 21, Unit 1 Charterpoint Way, Coalfield Way, Ashby-de-la-Zouch,  
Leicestershire LE65 1NF**

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



# Lot 21, Unit 1 Charterpoint Way, Coalfield Way, Ashby-de-la-Zouch, Leicestershire LE65 1NF

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)





# Lot 21, Unit 1 Charterpoint Way, Coalfield Way, Ashby-de-la-Zouch, Leicestershire LE65 1NF

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



## Contacts

### Acuitus

**Jon Skerry**  
+44 (0)20 7034 4863  
+44 (0)7736 300 594  
[jon.skerry@acuitus.co.uk](mailto:jon.skerry@acuitus.co.uk)

**Alexander Auterac**  
+44 (0)20 7034 4859  
+44 (0)7713 135 034  
[alexander.auterac@acuitus.co.uk](mailto:alexander.auterac@acuitus.co.uk)

### Seller's Solicitors

**Ashtons Legal**  
Chequers House, 77 - 81 Newmarket Road  
Cambridge  
CB5 8EV

**Magnus McManus**  
01223 431 086  
[magnus.mcmanus@ashtonslegal.co.uk](mailto:magnus.mcmanus@ashtonslegal.co.uk)

### Associate Auctioneers



**Bidwells LLP**  
25 Old Burlington Street  
London  
W1S 3AN

**Tom Handy**  
07442 779975  
[thomas.handy@bidwells.co.uk](mailto:thomas.handy@bidwells.co.uk)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024