



**WELLS MCFARLANE**  
Chartered Surveyors and Property Consultants

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Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



**TO LET**  
£9,640 Per annum

FIRST FLOOR OFFICE, 2 NURSERY COURT  
LEICESTER | LE8 0EX

- High quality office.
- Inclusive Rent - Excluding Phone, Internet & IT
- Attractive business park location

## LOCATION

Kibworth Business Park occupies an unrivalled location south east of Leicester, situated approximately 9 miles from Leicester City Centre, and 5 miles north-west of Market Harborough. In addition to the countryside setting the Business Park is only 12 miles from Junction 21 of the M1. Kibworth has a range of amenities, small retailers and a supermarket. The nearby Market Town of Market Harborough benefits from a mainline train station with direct trains to London St Pancras International with journey times of approximately 1 hour, a range of boutique style shops as well as some larger well known retailers.

## DESCRIPTION

The first-floor office space within Unit 2 provides 482 sq ft of office accommodation. The office benefits from a ceiling mounted heating and cooling system, suspended ceiling, LG3 lighting, raised floors with floor boxes with power in situ, coded door entry and telecom system and communal kitchen. The communal WC and disabled WC facilities are all situated on the ground floor, the property also benefits from 1 allocated car parking space. The office enjoys views over open countryside and the Business Park development. The Estate also benefits from electronically controlled gates which

## ACCOMMODATION

The Property has been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice.

The NIA is 391.99 sq ft (36.41 sq m).

## SERVICE CHARGE INFORMATION

A Service Charge is included in the rent

## EPC

The Property has an EPC of B. A Copy of the certificate is available upon request.

## TERMS

Each Party to bear their own legal costs.

## VAT

The Property is opted to tax and therefore VAT is applicable to the Rent quoted.

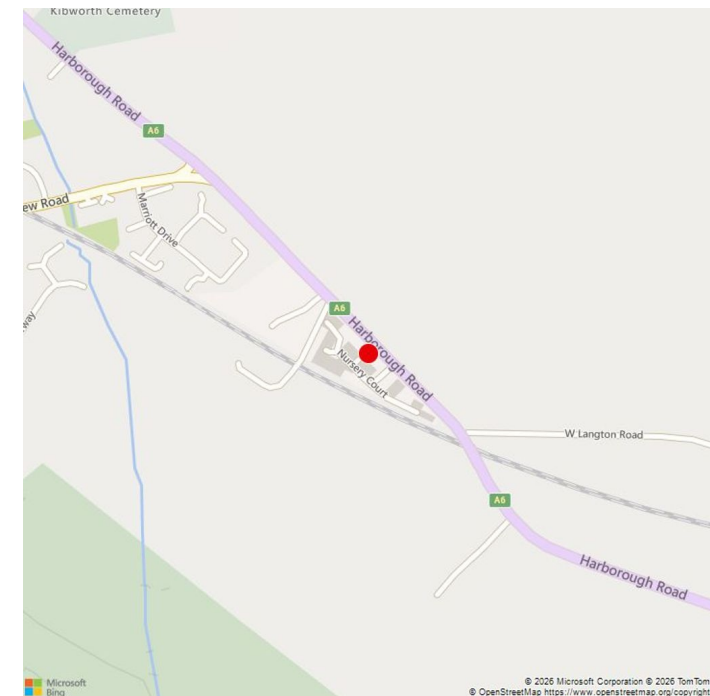
## LEGAL COSTS

The incoming Tenant will be responsible for a documentation fee of £350 + VAT

## 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.





lock automatically out of hours for additional security with entry facilitated by a key pad code.



#### SUBJECT TO CONTRACT Disclaimer:

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