



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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



FOR SALE

£335,000 Asking price

UNIT 19 NURSERY COURT
KIBWORTH | LE8 0EX

- Refurbished self-contained office premises
- 1,681 sq. ft. NIA and 7 parking spaces
- Two-storey open plan layout
- Vacant Possession

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 Property is currently being refurbished by the outgoing tenant. The refurbishment works will include new carpets (within the office areas), redecoration throughout, all floor boxes made good and fitted correctly and an Electrical Inspection Condition Report. Externally, all guttering will be cleared and repaired where required. Unit 19 provides 1,681 sq.ft. of open plan office accommodation over two storeys. The offices benefit from a ceiling mounted heating and cooling system, suspended ceiling, LG3 lighting, raised floors with floor boxes with power in situ, coded door entry

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice on a Net Internal Area (NIA) basis. The ground floor measures 757 sq.ft. and the first floor measures 923 sq.ft. Total NIA 1,681 sq. ft.

SERVICE CHARGE INFORMATION

A Service Charge is applicable in addition to the Rent, in respect of maintaining the communal areas of the Business Park. The Service Charge budget for 2026 is £1,999.64 plus VAT per annum.

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2026 Rateable Value of £18,250. Interested parties are advised to speak with the Local District Council for further information.

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

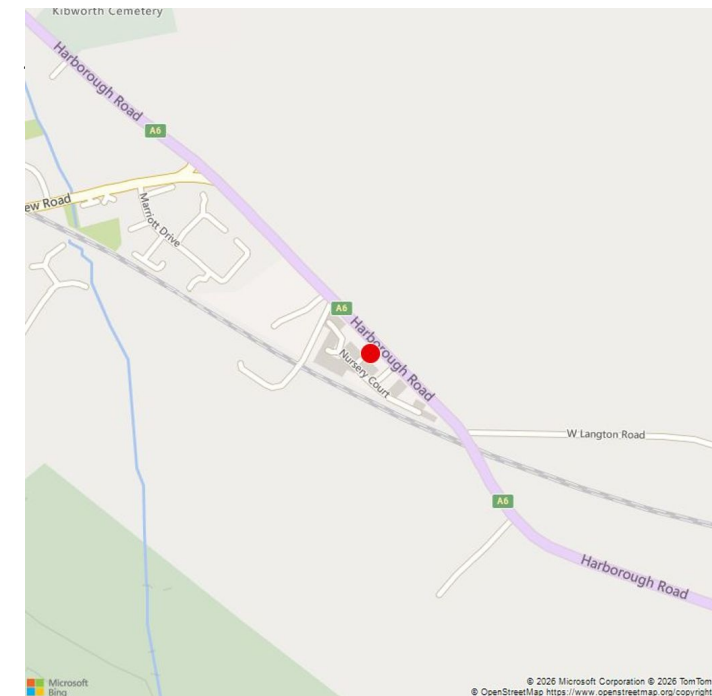
The Property is opted to tax and therefore VAT will be applicable to the purchase price.

LEGAL COSTS

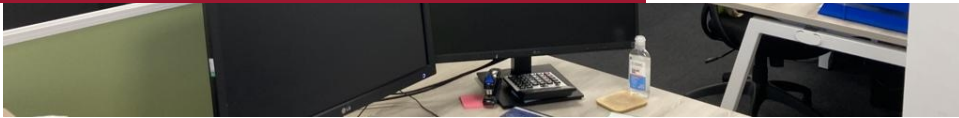
Each party to bear their own costs.

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



and telecom system. The kitchen, WC and disabled WC facilities are all situated on the ground floor and the property also benefits from 7 allocated car parking spaces. The Estate also benefits from electronically controlled gates which lock automatically out of hours for additional security with entry facilitated by a key pad code.



SUBJECT TO CONTRACT Disclaimer:

Wells McFarlane Limited and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Wells McFarlane Limited assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

