



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

£14,000 Per annum

1ST FLOOR UNIT 3 NURSERY COURT,
KIBWORTH | LE8 0EX

- 4 parking spaces
- Open-plan office with partitioned meeting room spaces
- Air-conditioned cooling and heating

LOCATION

Kibworth Business Park occupies an unrivalled location south east of Leicester situated approximately 7 miles from Leicester City Centre and 4 miles north west of Market Harborough both via the A6. In addition to the countryside setting the Business Park is only 10 miles from Junction 21 of the M1 and 4 miles from the mainline train station at Market Harborough with frequent direct trains to London St Pancras with journey times of 1hr 1 min, and frequent trains to Leicester with a travel time of 15 minutes.

DESCRIPTION

The first-floor offices at Nursery Court are built to a very high standard. Unit 3 is two-storey and open plan with the first-floor measuring 1,024 sq ft. 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. The WC and disabled access WC facilities can be found on the ground floor. The office enjoys view over open countryside and the Business Park development. The Kibworth Business Park Estate also benefits from electronically controlled gates which lock automatically out of hours for additional security with entry then facilitated by a key pad code.

ACCOMMODATION

The Property has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice. The NIA is 1,024 sq.ft. (95.13 sq. m). There are four parking spaces allocated to Unit 3.

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 £1,250.85 in respect of the first-floor only.

BUSINESS RATES

According to information provided by the Valuation Office Agency website, each floor of Unit 3 has been assessed separately. The April 2026 Rateable Value for the first-floor is £11,500. Interested parties are advised to speak with the Local District Council for further information and prior to entering into a lease.

EPC

The Unit has an expired EPC Rating of C. A new assessment is currently carried out.

TERMS

The property is available by way of a new lease direct with the Landlord at a quoting rent of £14,000 per annum plus VAT on terms to be agreed.

VAT

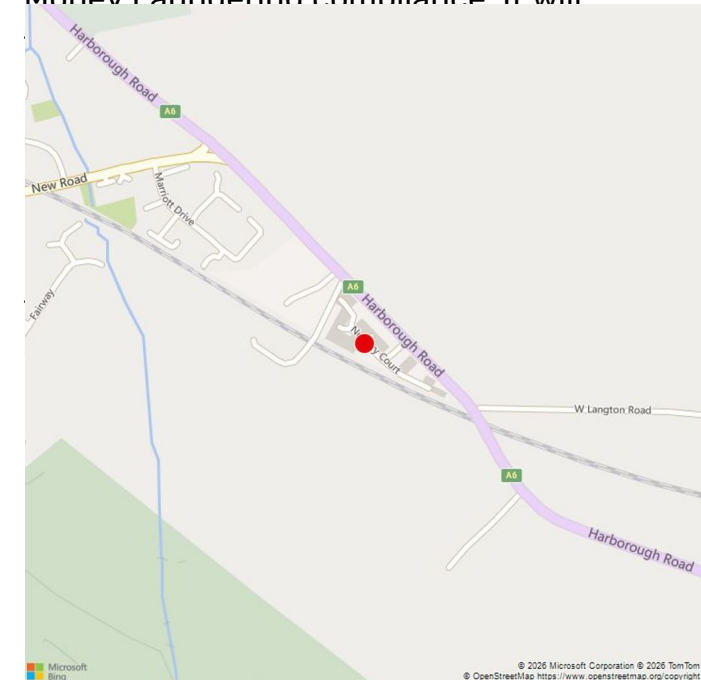
The Property is opted to tax and therefore VAT is applicable to the Rent quoted.

LEGAL COSTS

Each party to bear their own legal 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





SUBJECT TO CONTRACT Disclaimer:

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Particulars Dated September 2026

