



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Devonshire House, 26 Bank St, Lutterworth LE17 4AG



TO LET

£27,045 Per annum

UNIT 1 NURSERY COURT
KIBWORTH
LE8 0EX

- High quality self contained office premises
- 2,404 Sq Ft NIA
- 10 Car parking spaces
- 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 offices are built to a very high standard in keeping with the quality of the Business Park. 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 and telecom system. The kitchen, WC and disabled WC facilities and the property also benefits from ten allocated car parking spaces. The office enjoys views over open countryside and the Business Park development. 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.

ACCOMMODATION

The Property has been measured in accordance with the RICS Code of Measuring Practice on a Net Internal Area (NIA) basis. ft. Total NIA 2,404 Sq. Ft

BUSINESS RATES

According to information provided by the Valuation Office Agency website, Unit 1 has an April 2017 Rateable Value of £20,900. Interested parties are advised to speak with the Local District Council for further information.

EPC

Unit 1 has an EPC Rating of C. A copy of the certificate is available upon request.

TERMS

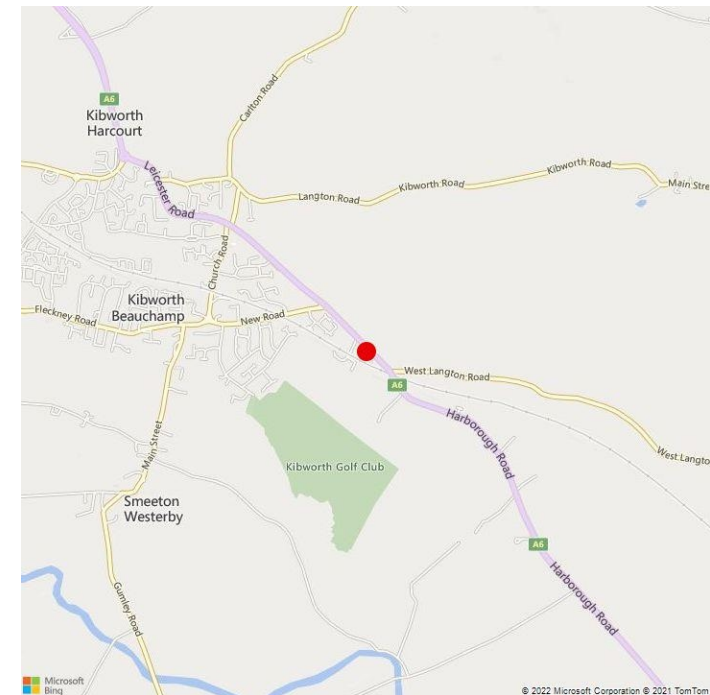
The Property is to be let by way of a new lease with terms to be agreed.

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" require us to verify the identity of the purchaser prior to acceptance of an offer by the seller. Our practice is to request that you bring both a driving licence and passport for all parties to accompanied viewings. Please contact us prior to submitting an offer if this is not possible, we will then discuss other acceptable methods to verify your identity.





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 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.

Particulars Dated August 2022

