



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

01455 559030

Devonshire House, 26 Bank St, Lutterworth LE17 4AG



TO LET

£13,750 Per annum

OFFICE 3B THE MILL RECTORY FARM
MARKET HARBOROUGH
LE16 9TU

- Modern First Floor Office
- Delightful rural business park location
- Available immediately
- Heating/ cooling system

LOCATION

Rectory Farm in the Leicestershire village of Marston Trussell provides modern office accommodation constructed only 5 years ago in a delightful rural setting. The properties are located on the south side of the A4304 leading from Lutterworth to Market Harborough, approximately 3 miles from Market Harborough town centre and allowing for easy access to the A14, M1 and M6. The offices are accessed on a shared private road leading off Farndon Road on the south side of the village.

DESCRIPTION

Office 3, The Mill is a self contained first floor office that benefits from a ceiling and wall mounted heating/cooling system, with recessed and surface mounted lighting, three compartment perimeter trunking with data and telephone cabling, double glazed windows, tea making station, shared WC facilities and an alarm system. The offices are light and present very well and ample parking spaces are available. Air to Air broadband is available upon request. Modern Offices 1,146 sq ft NIA

ACCOMMODATION

The office provides 106 sq m (1,146 sq ft) NIA of accommodation as measured in accordance with the RICS Code of Measuring Practice 6th edition.

EPC

The office has an EPC Rating of C58.

TERMS

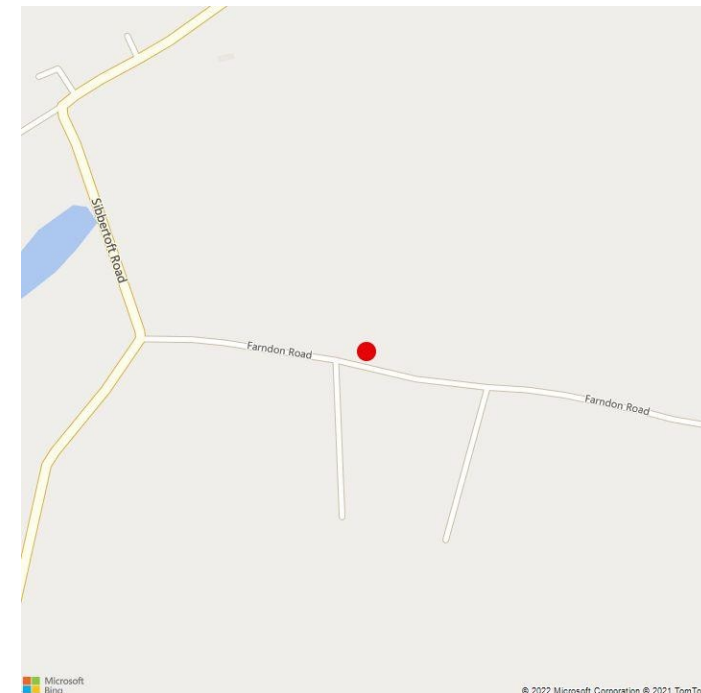
The offices are immediately available by way of a new lease direct with the Landlord on terms to be agreed. The Landlord is willing to consider letting the offices on an all inclusive, potentially furnished, serviced office basis.

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 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.

Particulars Dated August 2022

