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WELLS MCFARLANE  
Chartered Surveyors and Property Consultants



**845 Sq Ft (78.5 Sq M)**

**OFFICE 3 ASTLEY GRANGE  
FARM  
BACK LANE  
EAST LANGTON  
LEICS LE16 7TB  
TO LET**

- Character Offices
- Rural location
- Ample parking
- Kitchen and WC
- Approximately 845 sq ft NIA
- Flexible Lease Terms
- SAT NAV: LE16 7TB

## Location

Astley Grange Farm is situated on the edge of the picturesque village of East Langton, just 3.4 miles from Kibworth and 4.1 miles from the centre of Market Harborough which provides a wealth of local services and a rail connection to King Cross St Pancras in under an hour. The office/workshop is also well connected by road, being just 1.4 miles from the A6 and 7.5 miles from the A47.

## Description

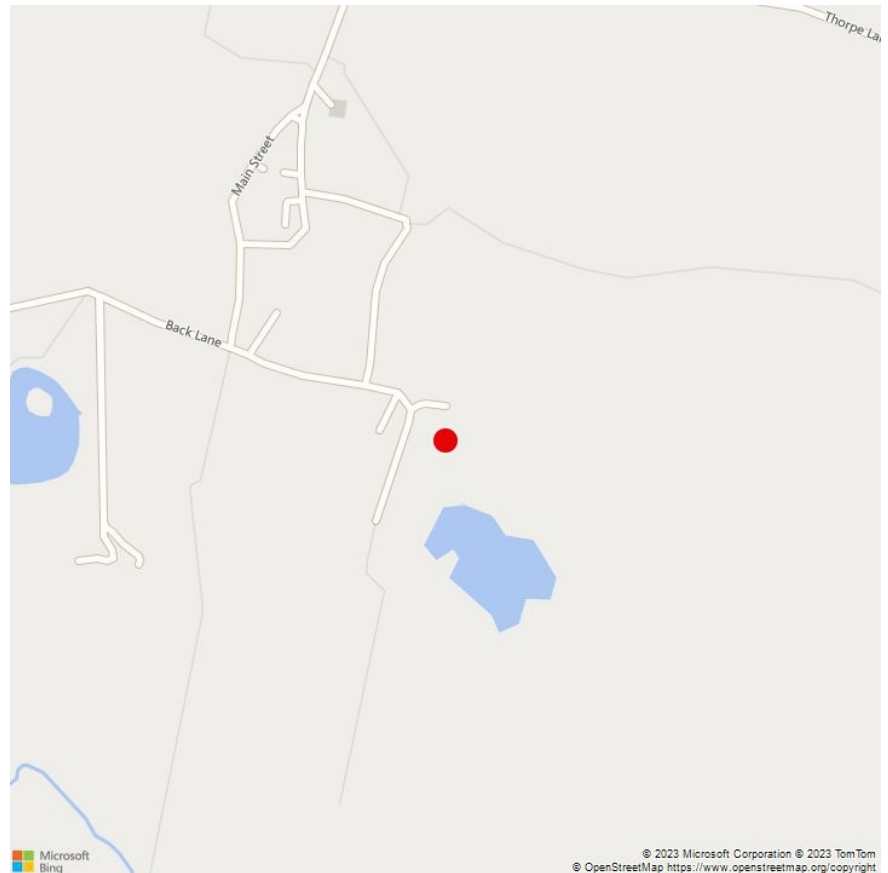
The office is located in the Astley Grange Farm yard and comprises two principal office spaces with a kitchen and WC to the rear. The office extends to approximately 845 sq ft NIA and benefits from power and data points and a great deal of natural light. Parking is available on site. Potential storage facility available by separate negotiation.  
 Ground Floor Rural Offices 845 sq ft NIA

## Business Rates

The Unit is currently being assessed by the Valuation Office Agency and therefore the rates payable for the Office are unknown at present.

## EPC

The EPC has been commissioned and will be available upon request.



## Additional Information

### Rent/Price

£12,000 Per annum

### Terms

The property will be let by way of a new lease on terms to be agreed between the parties.

### Legal Costs

Each party to bear their own legal costs in preparation of the Lease.

### 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.

