



**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**

£23,950 Per annum

UNIT 1 NURSERY COURT  
KIBWORTH | LE8 0EX

- High quality self contained office premises
- 2,404 Sq Ft NIA
- 9 Car parking spaces
- Incentives available



## 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

## 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

## SERVICE CHARGE INFORMATION

There is a service charge in place for the management company to maintain and upkeep the communal areas of the estate. Further information is available on request.

## BUSINESS RATES

According to information provided by the Valuation Office Agency website, Unit 1 has an April 2023 Rateable Value of £17,700. 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 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 property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.

for additional security with entry facilitated by a key pad code.

The opportunity to split this office on a floor by floor basis may be available.



#### SUBJECT TO CONTRACT Disclaimer:

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