



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

Price on application

OFFICE 2B THE MILL, RECTORY FARM
MARKET HARBOROUGH | LE16 9TU

- Rural business park
- Available immediately
- Fully serviced office - excl internet and phone line
- Communal kitchen area and shared toilet facilities

LOCATION

Rectory Farm in the Leicestershire village of Marston Trussell provides modern office accommodation constructed less than 10 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 2 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 2b, The Mill is a ground floor office that forms part of a multi-occupied office building. The office benefits from a ceiling mounted heating/cooling system, suspended ceilings with low energy lighting, solid floors with carpeting throughout, three compartment perimeter trunking with Cat 5e datacabling, telecoms and power points, double glazed windows with window blinds in situ and a shared entrance hall, kitchen, WC and disabled access WC. The offices are light and present very well with ample parking spaces. The office is available on a fully serviced basis, with rates, water and electricity included. The package does not include phone or internet connection.

ACCOMMODATION

The office provides approximately 142 Sq Ft NIA of accommodation as measured in accordance with the RICS Code of Measuring Practice 6th edition.

EPC

The offices have an EPC Rating of C55.

TERMS

The offices are immediately available by way of a new lease direct with the Landlord on terms to be agreed.

VAT

The Property is elected to tax and therefore VAT is applicable to the rent.

LEGAL COSTS

Each party to bear their own legal costs involved with the preparation of the lease.

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.



SUBJECT TO CONTRACT Disclaimer:

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Particulars Dated August 2025

