



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



FOR SALE

£310,000

12 NURSERY COURT KIBWORTH
BUSINESS PARK
LEICESTER | LE8 0EX

- Modern two-storey office building
- Dedicated business park with security gates
- Ample car parking

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. Market Harborough benefits from a mainline train station with direct trains to London St Pancras International with journey times of approximately 1 hour.

DESCRIPTION

The offices are built to a high standard in keeping with the quality of the Business Park. The open plan office accommodation is arranged over two floors. 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 and WC facilities are situated on the ground floor and the property also benefits from 6 allocated car parking spaces. The Estate also benefits from electronically controlled gates providing additional security with entry facilitated by a key pad code.

ACCOMMODATION

The Property has been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice. The NIA is 1,584 sq ft (147.15 sq m).
Ground floor 798 sq ft
First floor 786 sq ft

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £17,750. Interested parties are advised to speak with the Local District Council for further information.

EPC

The Property has an EPC of X. A Copy of the certificate is available upon request.

TERMS

Each Party to bear their own legal costs.

VAT

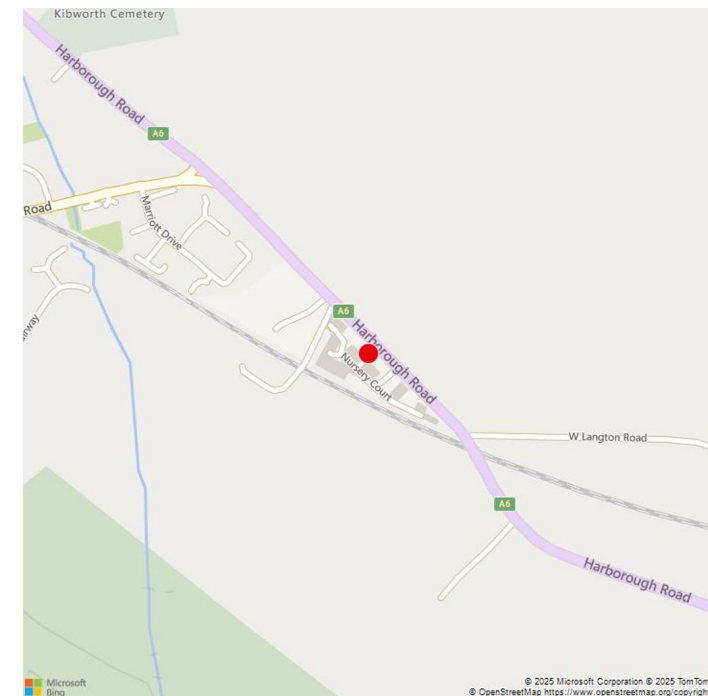
The Property is opted to tax and therefore VAT will be applicable to the purchase price.

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 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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