



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

£11,000 Per annum

FIRST FLOOR OFFICES OLD BARN FARM,
WELFORD ROAD
HUSBANDS BOSWORTH | LE17 6JL

- Modern First Floor Office
- Air Conditioning
- Electric Car Charging Points
- Secure Location

LOCATION

The Property is situated approximately 1 mile South of Husbands Bosworth on the B5199 Welford Road. On the right hand side when heading away from the village centre. Geographically the Property is located 8 miles to the West of Market Harborough, 6 miles to the East of J20 of the M1 at Lutterworth and 1 mile North of J1 of the A14.

DESCRIPTION

The Property comprises a double first-floor office suite and benefits from a communal kitchen, WC facilities on the ground floor, super fast broadband, 24 hour access, gated entrance and CCTV. All office areas have carpeted floors, suspended ceilings with recessed CAT II style office lighting and are air conditioned. There are four parking spaces and two EV spaces, with the scope to lease further parking if necessary.

ACCOMMODATION

The Property has been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice. The combined NIA is 750 sq ft (69.68 sq m)

SERVICE CHARGE INFORMATION

A Service Charge is applicable in addition to the Rent, in respect of maintaining the communal areas of the office building.

BUSINESS RATES

The Property is currently assessed together with another office as a single hereditament and its Rateable Value will therefore require reassessment. Interested parties are advised to make their own enquiries with the Local District Council.

The Rateable Value as at 1st April 2023 for Office 1 is £3,650 and for Office 2 is £3,250.

EPC

The Office has an EPC Rating of D. A copy of the certificate is available upon request.

TERMS

The office is available by way of a new Lease direct with the Landlord on terms to be agreed.

VAT

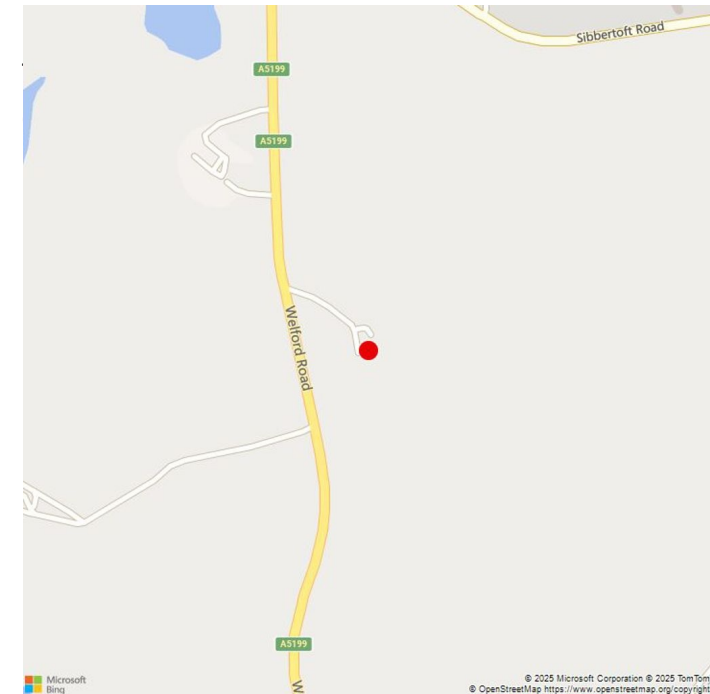
The Property is opted to tax and therefore VAT is applicable to the Rent quoted.

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





SUBJECT TO CONTRACT Disclaimer:

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