



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

£15,000 Per annum

THE GROUND FLOOR OFFICE OLD BARN
FARM, WELFORD ROAD
HUSBANDS BOSWORTH | LE17 6JL

- Individual Offices Suites Available
- Modern Ground Floor Office
- Air Conditioning
- Cat II Lights

LOCATION

The property is situated approximately 1 mile South of Husbands Bosworth on the B5199 Welford Road and can be identified by our To Let board 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 detached purpose build office with five individual ground floor offices. Office 3 & 4 are available as a pair, due to the dividing wall having been removed. The property also benefits from a kitchen and WC facilities on the ground floor. All office areas have carpeted floors, suspended ceilings with recessed CAT II style office lighting and air conditioning, as well as EV charging points. Modern Offices 1,593 sq ft (148 Sq m)

ACCOMMODATION

The property has been measured in accordance to the RICS Code of Measuring Practise on a Gross Internal Area basis and provides approximately 148 Sq m (1,593 Sq ft) of accommodation.

BUSINESS RATES

Office 3 & 4 are available inclusive of Business Rates.

EPC

An EPC has been commission and will be available on request.

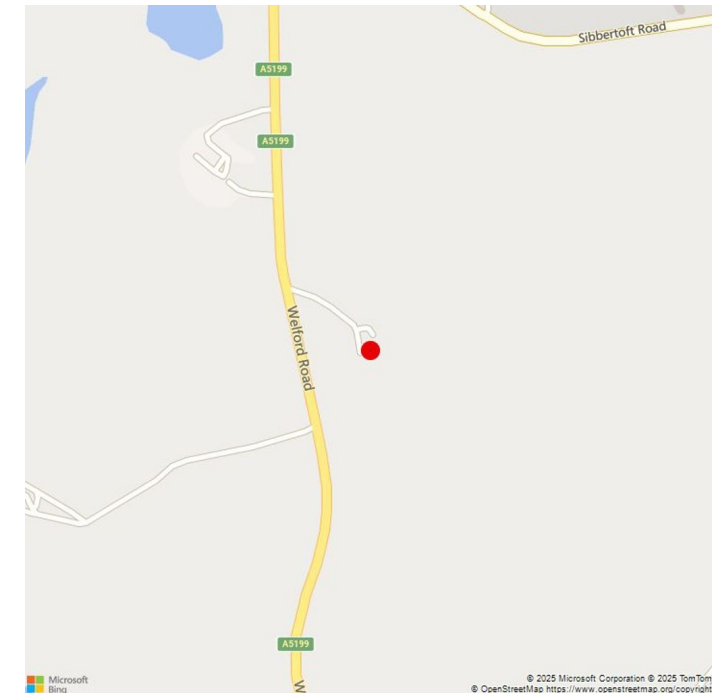
TERMS

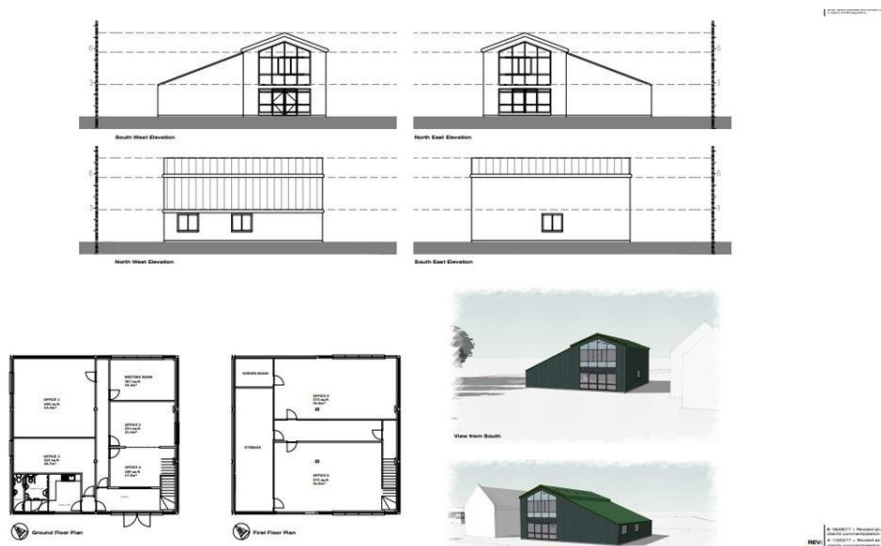
The office is available by way of a new lease direct with the Landlord on an inclusive basis i.e. Including utility bills and business rates but excluding telecommunications.

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.





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