



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

£9,250 Per annum

OFFICE 2 THE WORKSHOP, DOG LANE
LUTTERWORTH | LE17 6DY

- Fantastic rural location
- 752 sq. ft. NIA office space
- Modern energy efficient construction
- Ground floor office

LOCATION

The Workshop is located in the stunning countryside of South Kilworth, being located between Lutterworth and Market Harborough and conveniently situated for the surrounding areas. Transport links are also excellent, with the M1, M69, A50 and A46 within a short distance.

DESCRIPTION

We are delighted to offer this modern ground floor office which consists of two principle for Lease . Entered via reception hallway with a flagstone floor, the Property provides modern accommodation. The office areas are finished to a contemporary specification and include an air-conditioned heating and cooling system. The building offers flexible workspace over two principle offices and benefits from shared communal toilets and kitchen.

SERVICE CHARGE INFORMATION

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.

EPC

The property has an EPC Rating of A (22).

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 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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