



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

£13,500 Per annum

OFFICE 3 THE WORKSHOP, DOG LANE
LUTTERWORTH | LE17 6DY

- Fantastic rural location
- 1057 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 first floor, self contained, office for Lease. Entered via reception hallway with a flagstone floor, the Property provides modern open plan 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 a modern kitchen and WC. The Premises also benefits from a store room.

SERVICE CHARGE INFORMATION

BUSINESS RATES

Rateable Value : £9,500

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £9,500. Interested parties are advised to speak with the Local District Council for further information.

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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