



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

£4,600 Per annum

THE POTTING SHED, DOVECOTE COURT
POTTERS MARSTON HALL
POTTERS MARSTON | LE9 3JR

- High Quality Rural Office
- 228 sq ft
- Open plan ground floor office

LOCATION

Dovecote Court is an established Business Park that occupies an unrivalled and rural location between Leicester and Hinckley on the site of Potters Marston Hall. The Park offers an attractive and secure office environment that benefits from superb access to the road network with J2 of the M69 approximately 3 miles west and J21 of the M1/ M69 approximately 6 miles north east. The nearby villages of Potters Marston and Stoney Stanton provide comprehensive village facilities.

DESCRIPTION

Dovecote Court is situated in a unique rural setting featuring high specification rural offices created from attractive 17th Century barn conversions in keeping with the traditional nature of the area. The offices enjoy views over the courtyard development and the surrounding countryside. The site also incorporates a gated intercom entry system for additional security.

Character Rural Office 228 sq ft.

ACCOMMODATION

The office is situated within the walled confines of the courtyard in the attractive grounds of Potters Marston Hall. The office is ground floor open plan and has a tea station. It is fully carpeted with air conditioning and CAT 5 lighting, The office is alarmed and has the benefit of 2 allocated car parking spaces with additional visitors car parking/ overflow car parking available.

SERVICE CHARGE INFORMATION

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

EPC

A copy of the certificate is available upon request.

TERMS

The property 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 fees.

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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