



Unit 1  
Belvoir Business Park  
Normanton Lane  
Bottesford  
NG13 0EL

**£15,000**  
PER ANNUM EXCLUSIVE

## SELF-CONTAINED OFFICE ACCOMMODATION

**173.06 m<sup>2</sup> (1,862.82 ft<sup>2</sup>)**

Approximate Net Internal Area

**TO LET**

### FEATURES INCLUDE:

AMPLE CAR PARKING | SELF CONTAINED UNIT | ESTABLISHED LOCATION

### Location

The subject property is located within an established industrial development off Normanton Lane on the northern edge of Bottesford.

Bottesford lies approximately 20 miles to the east of Nottingham, which is accessed via the A52, whilst Melton Mowbray is approximately 16 miles to the south, accessed via the A607. The subject property is a short walk from the centre of the village.

The village is served by Bottesford railway station on the Nottingham, Grantham and Skegness line. There are also No. 24 and 26 buses, which run to Melton Mowbray at least every two hours, and other services to Grantham and Bingham.

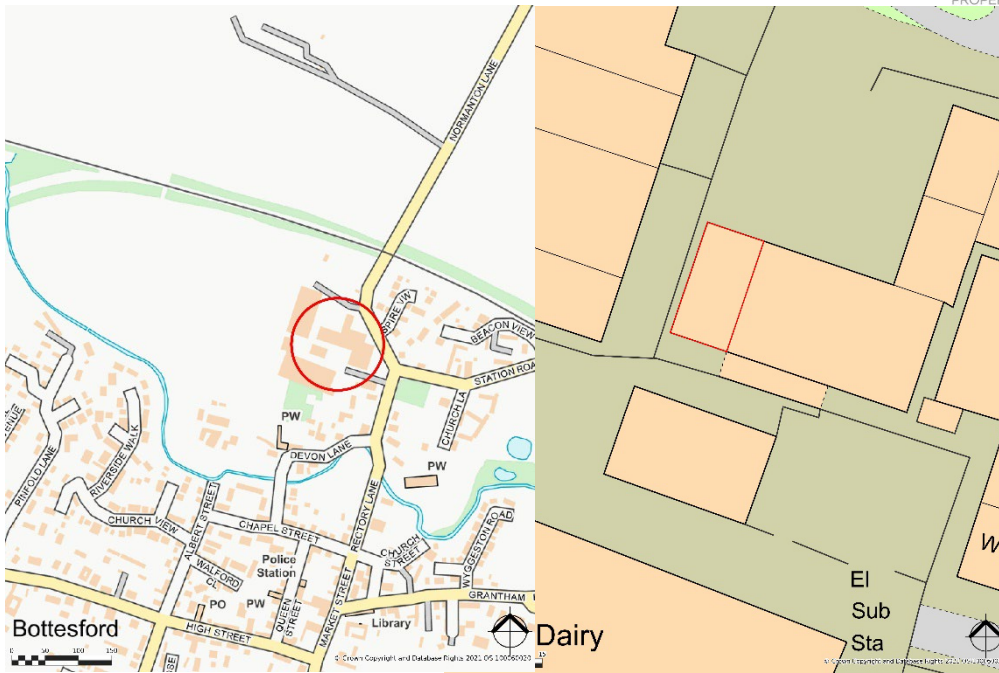
### Description

The subject premises comprise a two-storey end-terraced office building within the established Belvoir Business Park.

Internally the property provides well-proportioned office accommodation including office, kitchen, meeting rooms, storage and w/c facilities.

The property further benefits from off-road parking towards the front of the property accessed via Normanton Lane.

Additional lean-to storage space is also available to the rear of the premises at additional rent of £60 per week by agreement.



Plan View

Map View

## Accommodation

NIA 173.06 m<sup>2</sup> / 1,862.82 ft<sup>2</sup>

APPROXIMATE NET INTERNAL AREAS

## Planning

We understand that the property has Planning Consent for its existing use.

For further information on planning and use, please contact Melton Borough Council Planning Control Department, telephone 01664 502 502.

## Business Rates

Ratable Value: £9,600

This is not the amount you will pay. For further information please contact Melton Borough Council on 01664 502 502.

## Rent

£15,000 per annum exclusive.

## Tenure

The property is available to let be way of a new Lease on terms to be agreed.

## Energy Performance Rating

Copies of the Energy Performance Certificates are available upon request.

## VAT

Prices are quoted exclusive of Value Added Tax (VAT) which may apply.

## Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

## Services

We understand that mains gas, electricity and water are connected to the premises. However, we recommend that interested parties contact the relevant service providers to confirm this.

## Viewing

Strictly by prior appointment through the Sole Agents, Musson Liggins.

## Contact

**Jack Farrell**  
**jf@mussonliggins.co.uk**  
**Tel: 0115 941 5241**