

LOCATION

Narborough Wood Park is an established Business Park which occupies an unrivalled location west of Leicester benefiting from superb transport links with Junction 21 of the M1 and Junction 3 of the M69 both located within 3 miles of the Park and the A47 less than 1 mile away. The village of Enderby and it's comprehensive facilities is located within easy reach along the B582 Desford Road and Fosse Park is within 3.5 miles.

DESCRIPTION

This high specification, mid terrace property offers dynamic office space suitable for a variety of businesses as it benefits from a range of room sizes spread across two floors. The ground floor is laid out with one large open plan office area with adjacent meeting room/Director's office and full kitchen and toilet facilities. The first floor provides for an even larger open plan space with adjoining office. The property also benefits from perimeter trunking, high speed broadband and expansive views over open countryside and the courtyard office development.

ACCOMMODATION

The Property has been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice.

The NIA is 1,841 Sq Ft (171 Sq M)

SERVICE CHARGE INFORMATION

A Service Charge is payable to cover the maintenance and upkeep of the communal areas.

BUSINESS RATES

The Valuation Office Agency website lists the Property as having an April 2023 Rateable Value of £21,250. Interested parties should contact Blaby Council for further information.

EPC

This property has an EPC rating of F. A copy of the certificate is available upon request.

TERMS

The office is available to let on new a full repairing and insuring lease on terms to be agreed. The Lease direct will include a service charge contribution towards the maintenance and upkeep of the communal areas of the Business Park.

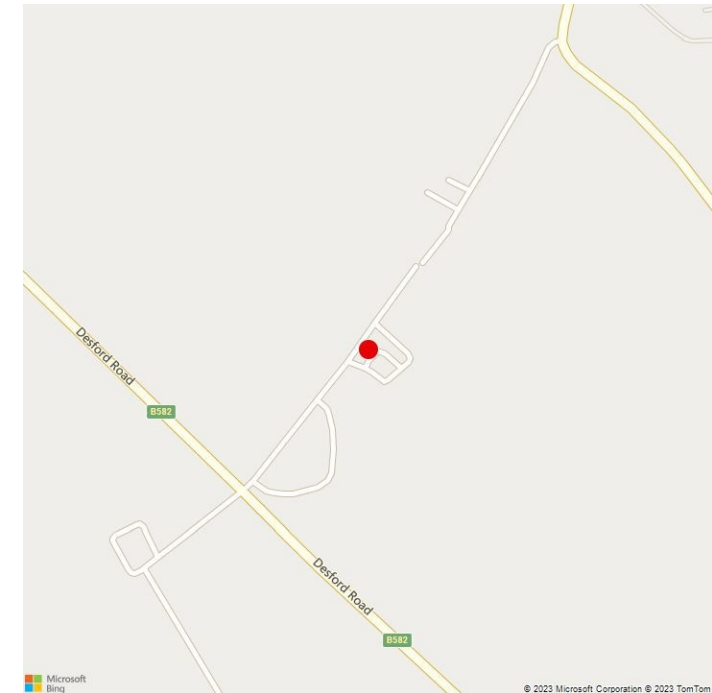
LEGAL COSTS

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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