



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

£795.00 - £1,695.00 PCM

THE OLD RECTORY
GLENFIELD
LE3 8DG

- Fully serviced offices
- Single monthly fee
- Car Parking

LOCATION

The Old Rectory is conveniently located on the outskirts of Leicester, with Coventry only 25 miles away and Loughborough 12 miles away. Transport links are also excellent, with the M1, M69, A50 and A46 approximately a 5 minute drive away. The property is situated in the centre of Glenfield, within easy walking/driving distance of the local amenities.

DESCRIPTION

The offices are located within a period building, but are fitted out to a modern specification with contemporary design and facilities. The offices provide open plan, flexible space and benefit from the use of communal kitchens, toilet and meeting room facilities. The offices also benefit from excellent fenestration and carpeting throughout. The single monthly fee includes the following: Business and Water Rates - Building Insurance - Gas and Electricity - Cleaning and Maintenance - Manned Reception - Security - Car Parking - 24 Hour Access - Use of Communal areas/gardens.

BUSINESS RATES

Interested parties are advised to speak with the Local District Council for further information.

EPC

An EPC has been commissioned for the property and a copy of the certificate is available upon request.

TERMS

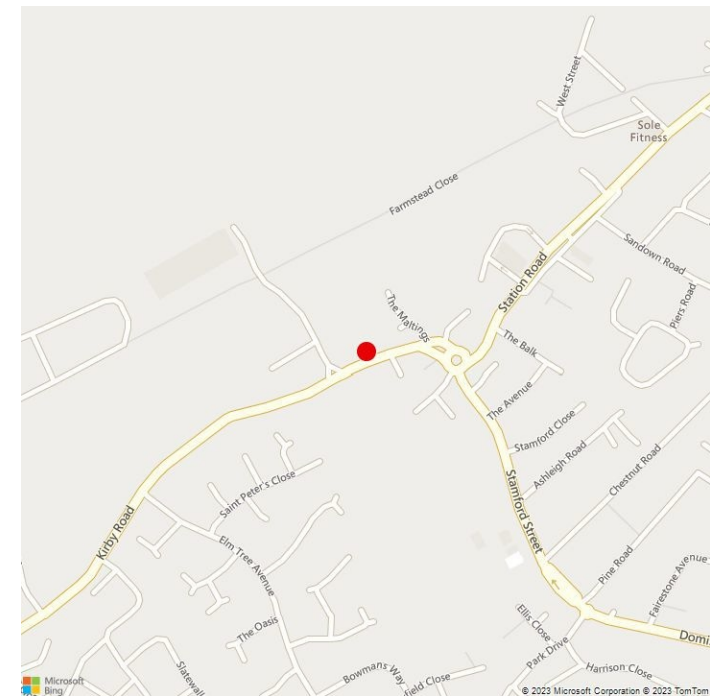
Flexible terms are offered with the option for a 3, 6 or 12 month agreement.

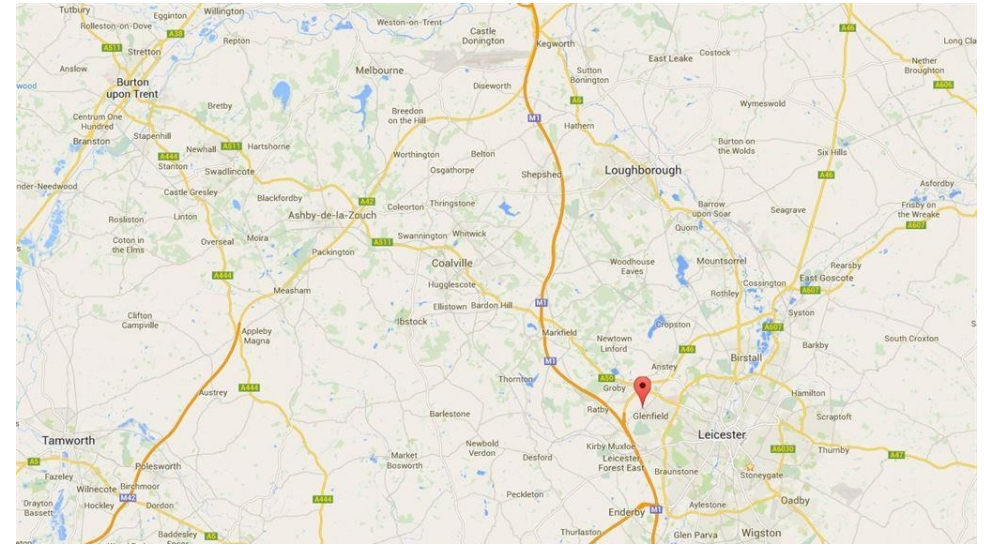
LEGAL COSTS

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:

Wells McFarlane Limited and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Wells McFarlane Limited assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars Dated April 2024

