



**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**

£34,000 Per annum

UNIT 8 GROVE COURT, GROVE PARK  
LEICESTER | LE19 1SA

- Two Storey Office
- Professional location
- 11 on-site parking spaces

## LOCATION

The property is situated on Grove Business Park at Junction 21 of the M1 adjacent to Fosse Retail Park, Grove Farm Triangle and Meridian Business Park. Many major brands in retail, food and drink, distribution, the motor industry, IT, financial services and healthcare, such as Sainsburys, Sytner Group, Topps Tiles and Mattioli Woods, to name a few, have successfully made their home at Grove Park. In addition, there is a Marriott Hotel at Grove Park.

## DESCRIPTION

The Property comprises an end-terrace, two-storey purpose-built modern office building benefitting from suspended ceilings with recessed fluorescent lighting, comfort cooling, GCH, kitchen, ground and first floor WC and disabled WC facilities and 11 on-site parking spaces.

## ACCOMMODATION

The Property is arranged over two floors with dedicated meeting rooms and tea making facilities. The property has been measured in accordance with the RICS Code of Measuring Practice on a Net Internal Area (NIA) basis. Ground floor: 1,027 Sq ft (95.44 Sq m) First floor: 1,166 Sq ft (108.34 Sq m) Total NIA: 2,193 Sq ft (203.78 Sq m)

## SERVICE CHARGE INFORMATION

A Service Charge is payable in respect of the maintenance of the common areas of Grove Court and Grove Park. A Service Charge budget is available upon request.

## BUSINESS RATES

The Property has previously been occupied separately as ground and first floor. The ground floor has a rateable value of £14,500 and the first-floor has a rateable value of £15,750. Interested parties should confirm the rates payable with Blaby District Council.

## EPC

Unit 8 Grove Court, Grove Park has an EPC Rating of D. A copy of the certificate is available upon request.

## TERMS

The property will be let on a new Lease, with terms to be agreed between the parties.

## VAT

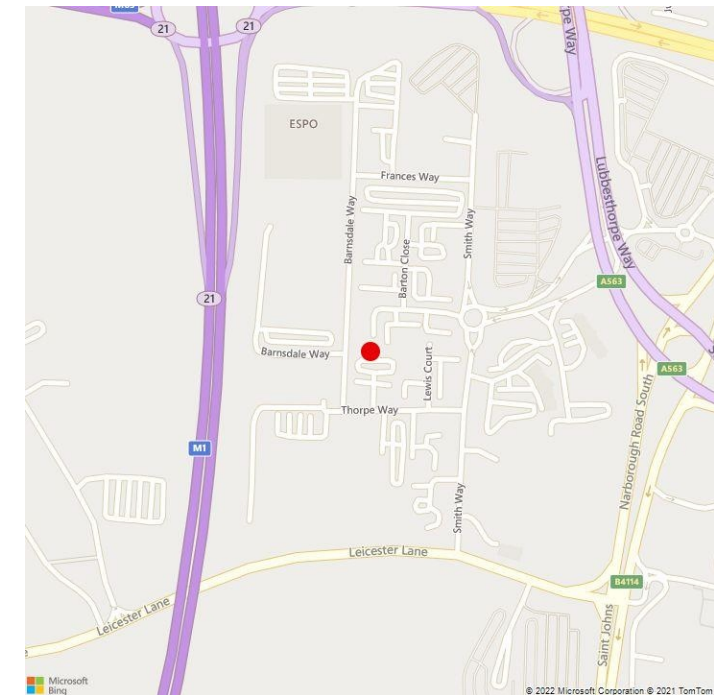
The Property is opted to tax and therefore VAT is applicable to the Rent quoted.

## 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.







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