

OPENING DOORS SINCE 1843



-  Offering  
Modern Detached Office Building
-  Area  
353.77 sqm (3808 sq ft)
-  Potential  
Various E Use Class Business Uses
-  Parking  
For Potentially 30 Vehicles
-  Specification  
Excellent B EPC Rating

FOR SALE

Bosworth House, Station Road Industrial Estate, Market Bosworth CV13 0PE

## Location:

The subject property is located on the fringe of the Station Road Industrial Estate on the western outskirts of the popular Leicestershire market town of Market Bosworth with the town's Market Place (with all its attendant amenities) being sited approximately 3/4 miles to the east. The site is otherwise adjoined to the south by open countryside now designated for mixed use development including a planned further hectare of employment use as a potential extension to the Station Road Industrial Estate.

The city of Leicester is approximately 15 miles distant, Hinckley 8 miles distant, Nuneaton 10.5 miles distant, and the M42 Motorway at Junction 11 approximately 10 miles distant.

## Description:

The property comprises a modern purpose built detached office building currently occupied by Fine Arts Ceramics as a dental laboratory and presently equipped as such although the original extraction equipment is now to be removed.

The property otherwise could be occupied in its entirety as offices with potential also for other uses including as a children's nursery or to deliver medical facilities etc, with the premises benefitting from an extensive car park with the potential for tandem parking for up to 30 vehicles. The property also benefits from double glazing along with fire security and intruder alarm systems installed, together with central heating and air conditioning and has external electric blinds to the upper floor windows on the eastern, southern and western elevations.

Floor plans for the property are incorporated behind the link at the bottom of these particulars marked 'Planning Information' and there are also further photographs to view under the link marked 'Other'.

## Floor Area:

	AREA SQFT	AREA SQM
<b>Ground Floor</b>	1,710.00	158.86
<b>First Floor</b>	2,098.00	194.91
<b>TOTAL</b>	<b>3,808.00</b>	<b>353.77</b>

## Services:

Mains, water drainage and electricity are connected together with an electric radiator system and air conditioning with an excellent 'B' EPC rating. No tests have been applied.

## Rateable Value:

£33,750 (1 April 2023 to present). Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification, but the rates payable currently only equate to approximately 50% of the building's Rateable Value.

## Terms:

The property is available to be purchased freehold with vacant possession on completion.

Purchase price is available on application.

## VAT:

All prices mentioned in these details and any subsequent correspondence are exclusive of VAT which we understand is not payable on the Purchase Price in this case.

## Legal Costs:

Both parties are to be responsible for their own legal costs in this instance.

## Property Documents:

Property Plan: [Click here](#)  
EPC: [Click here](#)  
Planning Information: [Click here](#)  
Video Link:  
Other: [Click here](#)

## Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)  
[commercial@loveitts.co.uk](mailto:commercial@loveitts.co.uk)

