



Carlton Road, Nuneaton, CV13 6PG

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£28,000 Per
Annum

- Modern open-plan office with excellent natural light
- Fitted kitchen and separate male & female toilets
- Private balcony with stunning views over Bosworth Marina
- Extending approx. 1910 ft² (177.44m²) Net Internal Area
- Passenger lift providing easy access to all floors
- Rateable Value: £12,000
- High-quality finish with contemporary décor and furnishings

Stylish, light-filled office featuring a lift, kitchen, and private balcony with stunning views across Bosworth Marina – an ideal space for a professional business setting.

Location

Bosworth Marina enjoys an appealing position in the heart of the Leicestershire countryside, just outside the historic market town of Market Bosworth. The marina is well connected to key Midlands transport links, including the M1, M6, and A5. This location combines the tranquillity of rural waterways with the convenience of nearby towns and cities such as Nuneaton, Hinckley and Leicester. With its balance of accessibility, natural beauty and thriving local amenities, Bosworth Marina presents an ideal destination for businesses seeking a peaceful yet well-connected base.

Description

This bright and contemporary open-plan office offers a professional and welcoming environment, ideal for a growing business. Extending approx. 1910 ft² (177.44m²) Net Internal Area, the space features large double-glazed windows providing excellent natural light throughout, complemented by modern LED panel lighting and a suspended ceiling.

The layout includes a spacious main office area with ample room for multiple workstations, a stylish central island with bar seating, and an adjoining glazed meeting room or private office for added flexibility. High-quality carpeting, neutral décor and modern furnishings create a smart and versatile workspace suitable for a range of professional uses. The property also benefits from 12 exclusive parking spaces & a private balcony offering impressive views over the surrounding marina and countryside.

Services

The property benefits from a comprehensive range of modern facilities designed for comfort and convenience, including a passenger lift access to all floors, fitted kitchen with contemporary units and appliances, separate male and female toilet facilities and perimeter trunking for efficient power and data distribution throughout the office.

Energy Performance Certificate

EPC rating A 20.

It is understood that this has expired and the EPC is in the process of being renewed.

Business Rates

Rateable Value: £12,000

Legal Costs

Each party pays their own legal costs. The landlord may request a holding deposit of £1000 once terms are agreed this will be deducted off the first payment of rent.

Insurance

Standard commercial terms are that the landlord insures the building and the tenant pays the landlord the cost of the buildings insurance annually. The current annual cost is to be confirmed. The tenant will be responsible for insuring their own stock, content and liabilities.

Deposit

The landlord may ask the tenant to provide a deposit, this is typically the equivalent of three months worth of rent but could change and is subject of the tenant's financial status.

Tenure

A new Internal Repairing & Insuring Lease to be granted under terms to be negotiated.

VAT

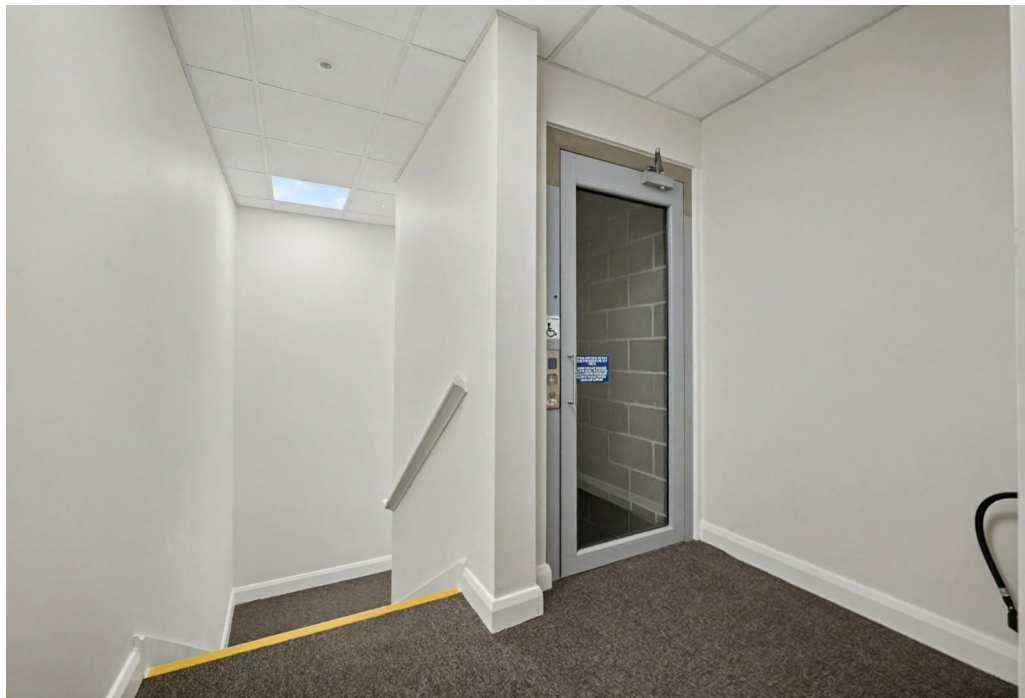
It is understood that the property is not opted for VAT and therefore will not be charged as additional.

Viewing

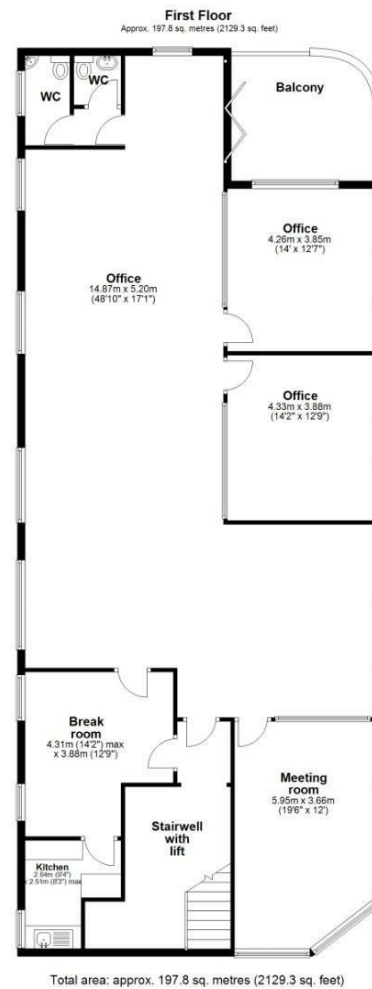
Viewing by appointment on via the sole agent, Sheldon Bosley Knight. Please contact commercial@sheldonbosleyknight.co.uk or 01789 267575

Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight.



Plan



For further information please email commercial@sheldonbosleyknight.co.uk