



skybluehomes
Lettings and Property Management

TO LET

£157,848 pax

1st FLOOR OFFICE SUITE

1047.48 sq m (11,275 sq ft)



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 W: www.skybluehomes.co.uk



Nottingham Road, Melton
Mowbray, Leicestershire,
LE13 OFB

DESCRIPTION

A three-storey, self-contained office building designed to meet modern business needs with 11,275 sq ft of modern space. The office features a blend of open-plan and fitted cellular spaces.

The office benefits from a modern fit-out including floor boxes, suspended ceiling, recessed lighting, carpeting, air conditioning, two kitchenettes, Mens and Womens WCs and shower room

- 8 Person passenger lift
- 40 + Car parking spaces
- Entrance Foyer
- CCTV



Nottingham Road, Melton Mowbray, Leicestershire, LE13 OFB



OFFICES

Available Q4 2024:

- Double glazing
- Lift to first and second floor offices
- Mixture of open plan and private offices
- Board room
- Entrance foyer
- Male & female WCs to the first floor
- Shower room
- Viewing highly advisable



Car parking
40+



Kitchenette



AC hot
and cold



ACCOMMODATION

FIRST FLOOR

First Floor	349.12 sq m	(3,758 sq ft)
Second Floor	348.39 sq m	(3,750 sq ft)
Third Floor	340.96 sq m	(3,670 sq ft)

Car Parking 40+ Allocated Spaces

TENURE

The property is available by way of a new lease on terms to be agreed.

GUIDE RENT

£157,848 (One hundred fifty-seven thousand eight hundred forty-eight pounds) per annum exclusive.

VAT

VAT will be applicable to the rent.

SERVICE CHARGE

£9500 + VAT per quarter inclusive of electric, water, parking, maintenance on external building and CCTV



Nottingham Road, Melton Mowbray, Leicestershire, LE13 0FB



BUSINESS RATES

Local Authority: Melton

Period: 2023/2024

Rateable Value: £54,600

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 55 within Band B. The EPC is valid until 10th February 2028.



PLANNING

We understand the premises have authorised planning consent under Class B1 of the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of the local planning authority.

ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).





**East Midlands
Airport 38 miles**

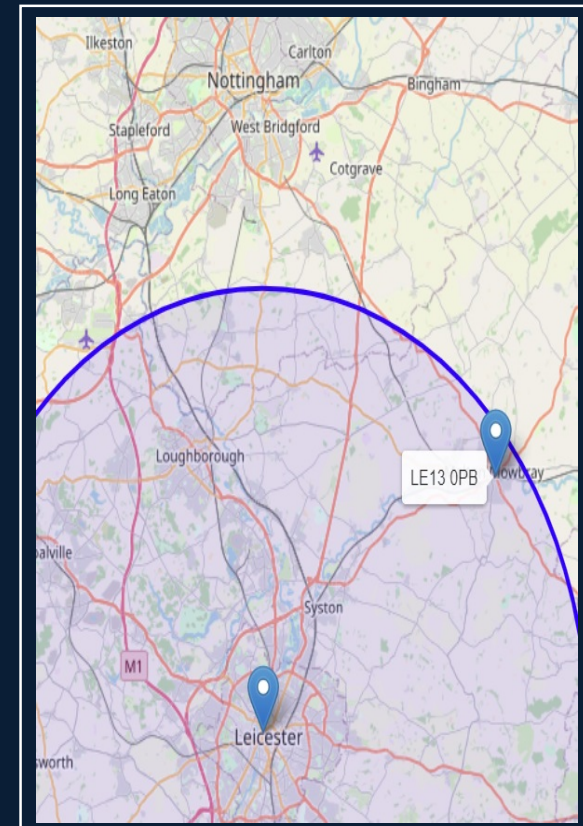


**Birmingham
Airport 53 miles**

LOCATION

Conveniently situated in the center of Melton Mowbray, this location at LE13 0PB offers excellent accessibility and local amenities. The property is just off the A607, providing easy access to the A46 and A1, ensuring smooth connectivity to nearby cities. Melton Mowbray town center, with its array of shops, restaurants, and services, is only a short distance away. Additionally, Leicester, the nearest main city, is approximately 15 miles away, offering further amenities and connections.

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FLOOR PLAN



3D VISUALISATION

CGI IMAGE FOR VISUALISATION AND MARKETING PURPOSES ONLY





FURTHER INFORMATION

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Sky Blue Homes Ltd. Company No: 07394512

IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given. Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting. Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority. Sky Blue Homes do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies.

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