



**WELLS MCFARLANE**  
Chartered Surveyors and Property Consultants

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Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



**FOR SALE**

£300,000 Guide price

UNIT 20 NURSERY COURT  
KIBWORTH | LE8 0EX

- High quality self-contained office premises
- 1,554 sq ft NIA
- Two storey open plan layout
- 6 Car parking spaces

## LOCATION

Kibworth Business Park occupies an unrivalled location south east of Leicester, situated approximately 9 miles from Leicester City Centre, and 5 miles north west of Market Harborough. In addition to the countryside setting the Business Park is only 12 miles from Junction 21 of the M1. Kibworth has a range of amenities, small retailers and a supermarket. The nearby Market Town of Market Harborough benefits from a mainline train station with direct trains to London St Pancras International with journey times of approximately 1 hour, a range of boutique style shops as well as some larger well known retailers.

## DESCRIPTION

The offices are built to a high standard in keeping with the quality of the Business Park. Unit 20 provides 1,554 sq ft of open plan office accommodation over two storeys. The offices benefit from a ceiling mounted heating and cooling system, suspended ceiling, LG3 lighting, raised floors with floor boxes with power in situ, coded door entry and telecom system. The kitchen, WC and disabled WC facilities are all situated on the Ground Floor and the property also benefits from 6 allocated car parking spaces. The office enjoys views over open countryside and the Business Park development. The Estate also benefits from electronically controlled gates which lock automatically out of hours for additional security with entry facilitated by a key pad code.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice on a Net Internal Area (NIA) basis. The Ground Floor: 698 sq ft  
The First Floor: 856 sq ft. Total NIA 1,554 sq ft.

## SERVICE CHARGE INFORMATION

A Service Charge is applicable in addition to the Rent, in respect of maintaining the communal areas of the Business Park. The Service Charge budget for 2026 is £1,897.03 plus VAT per annum.

## BUSINESS RATES

According to information provided by the Valuation Office Agency website, Unit 20 has a April 2026 Rateable Value of £18,250.

## EPC

The Property has an EPC of A.  
A Copy of the certificate is available upon request.

## TERMS

Each Party to bear their own legal costs.

## VAT

The Property is opted to tax and therefore VAT will be applicable to the purchase price.

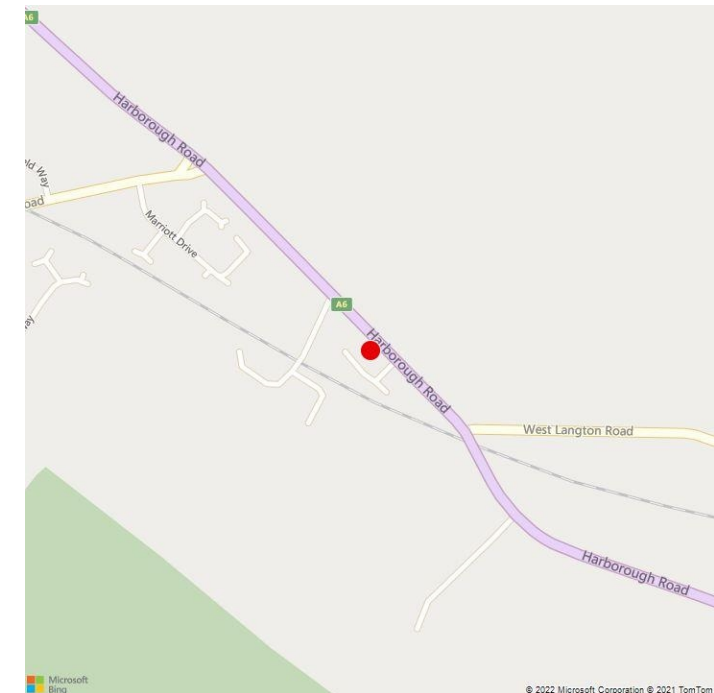
## LEGAL COSTS

Each party to bear their own 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:

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