



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

£33,000 Per annum

THE BARN, HUNCOTE ROAD
LEICESTER | LE9 3GT

- Refurbished Out of Town Office
- Ample Parking Provisions
- 2,673 Sq Ft NIA
- Cellular Office Spaces

LOCATION

The property is situated in Croft Village within the Blaby District, approximately eight miles south-west of Leicester. Croft is approximately five miles from Leicester with nearby access to the M1 and M69 motorways. Nearby towns include Hinckley, Lutterworth, Oadby and Wigston. The Properties nearby offer a quiet area for local businesses to operate with ample parking provisions. The office is located in a Conservation Area close to a Natural Reserved which offers many accessible country walking routes.

DESCRIPTION

The Barn offers a refurbished out of town office space with considerable parking provisions for both staff and customers. Internally the premises benefits from modern cellular and open plan office provisions over two storeys, and high quality WC facilities. There is a mixture of surface mounted, and inset lighting (Part LED), along with perimeter trunking, gas central heating, air-conditioning, and double glazed windows throughout providing good natural lighting.

ACCOMMODATION

The office has a total Net Internal Area (NIA) of 2,673 Sq. Ft / 248 Sq M.

Ground floor: 1,038 Sq. Ft / 96.38 Sq M

First floor: 1,635 Sq. Ft / 151.89 Sq M

BUSINESS RATES

Interested parties are advised to speak with Blaby District Council for further information.

EPC

The Property has an EPC rating D - 84.

TERMS

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

VAT

The Property is not Opted to Tax so VAT will not be applicable to the rent.

VIEWINGS

Strictly by appointment only.

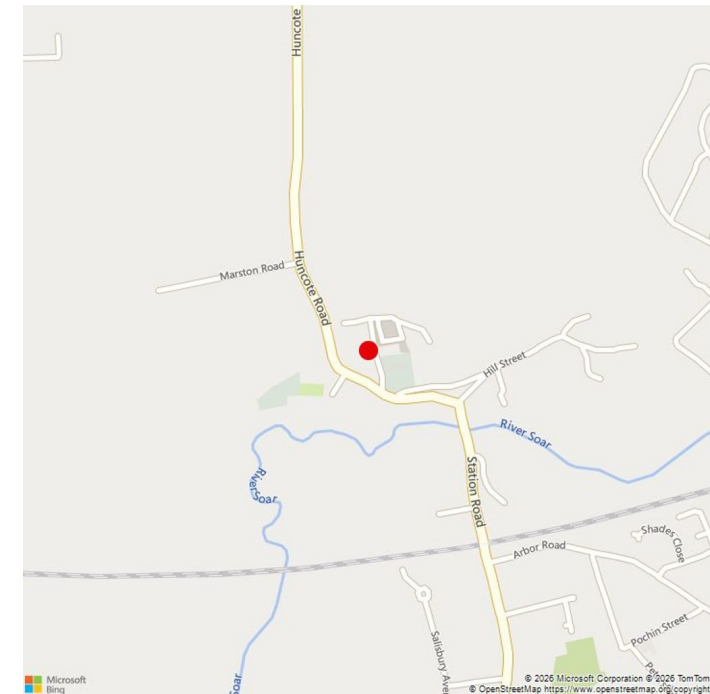
LEGAL COSTS

Each part will bear their own legal costs incurred in the transaction.

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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