



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

£795.00 - £1,750.00 (from) PCM

THE OLD VICARAGE, MARKET STREET
CASTLE DONNINGTON | DE74 2JB

- Fully Serviced Office
- Single monthly fee
- Excellent transport links
- Car Parking

LOCATION

The Old Vicarage is situated in the centre of Castle Donnington, which provides easy access to the town's many facilities. The offices are located 11.4 miles from Derby and 14.7 miles from Nottingham, with Loughborough only 13.5 miles away. The property benefits from excellent transport links, with the M1, A50, A42 and East Midlands Airport within 5 minutes drive, making regional, national and international travel very convenient.

DESCRIPTION

The offices are based in a period building set in landscaped gardens and benefit from a contemporary interior and modern specification. The offices provide flexible open plan space and benefit from the use of communal kitchens and toilet facilities. The property's large windows provide excellent natural lighting and the offices are carpeted throughout. The single monthly fee includes the following:
Workstation comprising of desk & chair - Reception - Car parking - Business and Water Rates - Buildings Insurance - Gas and Electricity - Cleaning and Maintenance - Security - 24-hour access - Use of communal areas/gardens.

ACCOMMODATION

The offices can accommodate approximately 4-6 people.

SERVICE CHARGE INFORMATION

EPC

This Property has an EPC rating of C (72).

TERMS

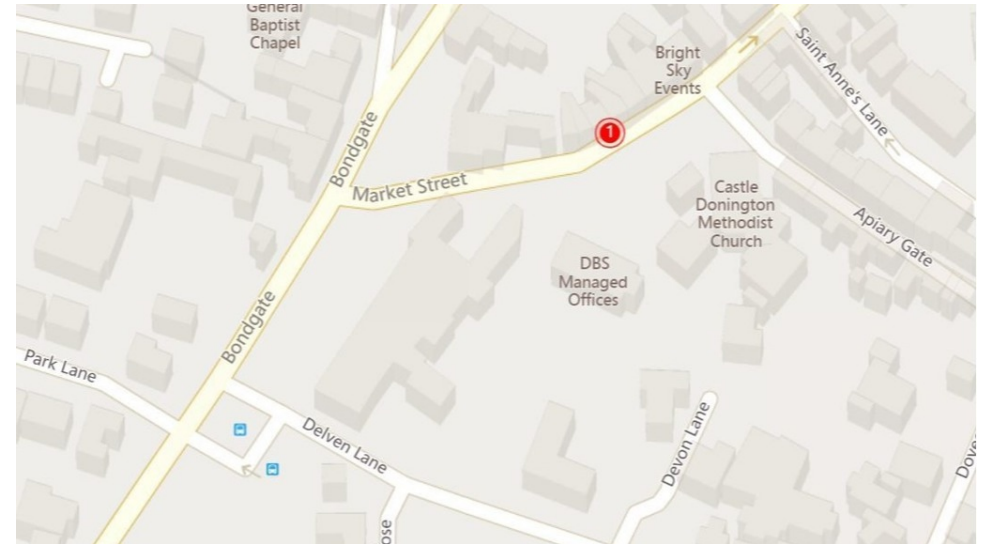
Flexible terms are offered with the option for a 3, 6 or 12 month agreement.

LEGAL COSTS

Each party to bear their own legal costs.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity of our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for you to 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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Particulars Dated November 2024

