



**TO LET**

£12,000 Per annum

OFFICE 3 ASTLEY GRANGE FARM  
EAST LANGTON | LE16 7TB

- Character Office in Rural Location with Parking
- Approximately 845 sq ft NIA
- Kitchen and WC
- SAT NAV: LE16 7TB

## LOCATION

Astley Grange Farm is situated on the edge of the picturesque village of East Langton, just 3.4 miles from Kibworth and 4.1 miles from the centre of Market Harborough which provides a wealth of local services and a rail connection to King Cross St Pancras in under an hour. The office/workshop is also well connected by road, being just 1.4 miles from the A6 and 7.5 miles from the A47.

## DESCRIPTION

The office is located in the Astley Grange Farm yard and comprises two principal office spaces with a kitchen and WC to the rear. The office extends to approximately 845 sq ft NIA and benefits from power and data points and a great deal of natural light. Parking is available on site. Potential storage facility available by separate negotiation.

## SERVICE CHARGE INFORMATION

A Service Charge is payable to cover the maintenance and upkeep of communal areas, heating, lighting and internet provision.

## BUSINESS RATES

The Unit is currently being assessed by the Valuation Office Agency and therefore the rates payable for the Office are unknown at present.

## EPC

The EPC has been commissioned and will be available upon request.

## TERMS

The property will be let by way of a new lease on terms to be agreed between the parties.

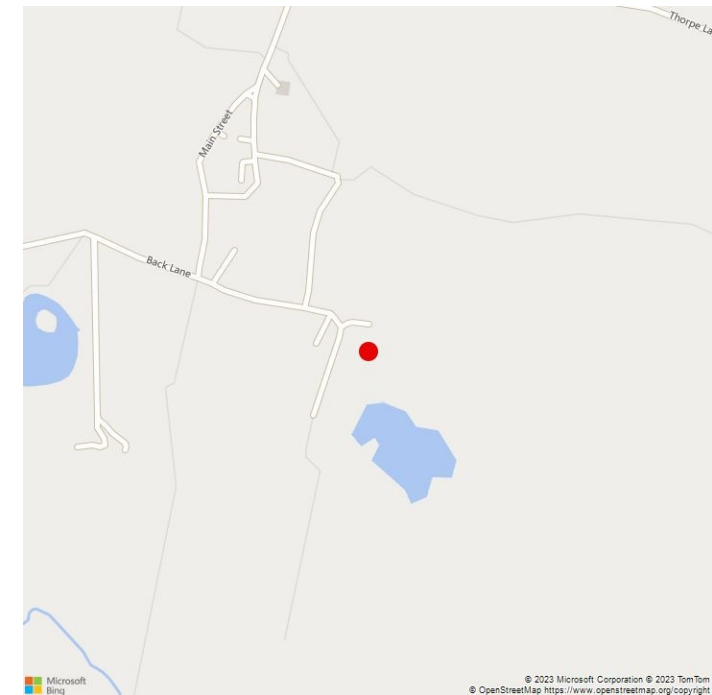
## LEGAL COSTS

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 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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