



**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**

£17,000 Per annum

THE SHOWROOM, RECTORY FARM  
MARKET HARBOROUGH | LE16 9TU

- INTERIOR PHOTOS COMING SOON
- Fully serviced office
- Private rural location
- Self contained offices with kitchen & toilet facilities

## LOCATION

Rectory Farm is located within the Leicestershire village of Marston Trussell. Providing recently refurbished office accommodation in a delightful rural setting. The property is located on the south side of the A4304 leading from Lutterworth to Market Harborough, approximately 3 miles from Market Harborough town centre, allowing for easy access to the A14, M1 and M6. The offices are accessed on a shared private road leading off Farndon Road on the south side of the village.

## DESCRIPTION

Photos to follow.

Situated in a stunning rural location, The Showroom is a recently refurbished, ground floor office building with ample parking. The office benefits from it's own kitchen and WCs, perimeter trunking with telecoms and power points, solid floors with carpeting throughout and double glazed windows. The office is available on a fully serviced basis, with rates, water and electricity included. The package does not include phone or internet connection.

## ACCOMMODATION

The office provides 937 sq ft NIA of accommodation as measured in accordance with the RICS Code of Measuring Practice 6th edition.

## EPC

The offices have been assessed for a new EPC and this will be available upon completion.

## TERMS

The offices are immediately available by way of a new lease direct with the Landlord on terms to be agreed.

## VAT

The Property is elected to tax and therefore VAT is applicable to the rent.

## LEGAL COSTS

Each party to bear their own legal costs involved with the preparation of the Lease. An estate service charge is payable.

## 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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