



**WELLS MCFARLANE**  
Chartered Surveyors and Property Consultants

**01455 559030**

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



**TO LET**

£25,750 Per annum

UNIT 19 NARBOROUGH WOOD PARK  
ENDERBY | LE19 4XT

- High Quality Character Offices
- Rural Location
- Approximately 1,661 sq ft NIA
- Air-conditioning

## LOCATION

Narborough Wood Park occupies an unrivalled location west of Leicester, situated approximately 3½ miles from Junction 21 of the M1 motorway and 1½ miles north of Enderby on the B582 Desford Road.

## DESCRIPTION

This high specification, mid terrace property offers dynamic office space suitable for a variety of businesses as it benefits from a range of room sizes spread across two floors. The ground floor is laid out with one large open-plan office area with adjacent meeting room/Director's office and full kitchen and toilet facilities. The first-floor provides for an even larger open-plan space with adjoining office. The property also benefits from air-conditioning, perimeter trunking, high speed broadband and expansive views over open countryside and the courtyard office development.

## ACCOMMODATION

The Property has been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice.

The NIA is 1,661 sq ft (154.31 sq m).

## SERVICE CHARGE INFORMATION

A Service Charge is applicable in addition to the Rent, in respect of maintaining the communal areas of the Business Park.

## BUSINESS RATES

We are currently making enquiries with regard to the Business Rates Assessment of the Property.

## EPC

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

## TERMS

The property will be let on a new lease, with terms to be agreed between the parties.

## VAT

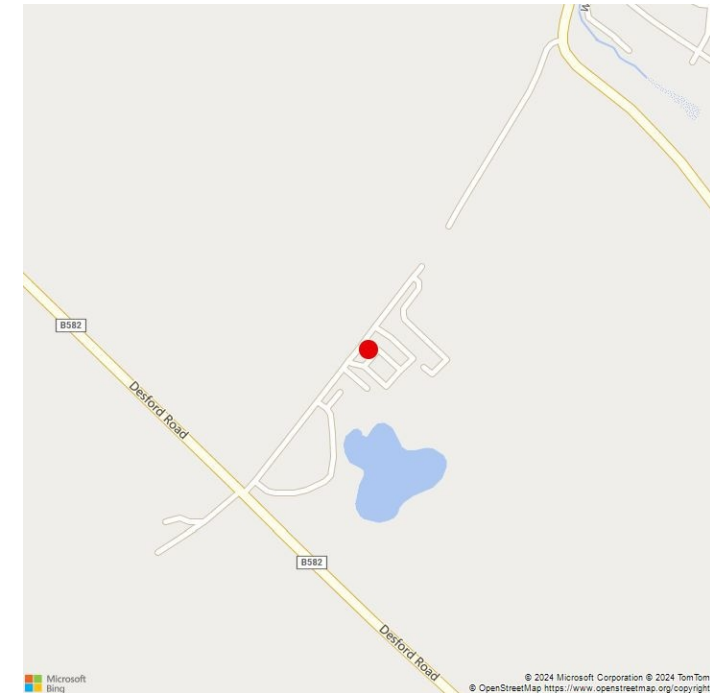
The Property is opted to tax and therefore VAT is applicable to the Rent quoted.

## 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.







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