



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

£34,000 Per annum

UNIT 7 GROVE COURT, GROVE PARK
LEICESTER | LE19 1SA

- Air-Conditioned
- Established Business Park
- 11 Parking Spaces
- Professional location

LOCATION

The property is situated on Grove Business Park at Junction 21 of the M1 adjacent to Fosse Retail Park, Grove Farm Triangle and Meridian Business Park. Many major brands in retail, food and drink, distribution, the motor industry, IT, financial services and healthcare, such as Sainsburys, Sytner Group and Topps Tiles, to name a few, have successfully made their home at Grove Park. In addition, there is a Marriott Hotel at Grove Park.

DESCRIPTION

The Property comprises a two-storey purpose-built modern office building benefitting from suspended ceilings with recessed LED lighting, comfort cooling, gas central heating, ground floor kitchen, WC and disabled WC facilities and on-site parking.

The property is arranged over two floors with dedicated meeting rooms and tea-making facilities.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice on a Net Internal Area (NIA) basis. Ground floor: 1,019 Sq ft (94.17 Sq m) First floor: 1,105 Sq ft (102.68 Sq m) Total NIA: 2,125 Sq ft (197.39 Sq m)

SERVICE CHARGE INFORMATION

A service charge is payable to cover the maintenance and upkeep of communal areas within Grove Park and Grove Court.

BUSINESS RATES

The Property is currently being assessed by the Valuation Office. Interested parties are advised to make their own enquiries with the Local District Council.

EPC

Unit 7 Grove Court, Grove Park has an EPC Rating of D. 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 rent quoted is exclusive of VAT, which is chargeable. The Property is opted to tax and

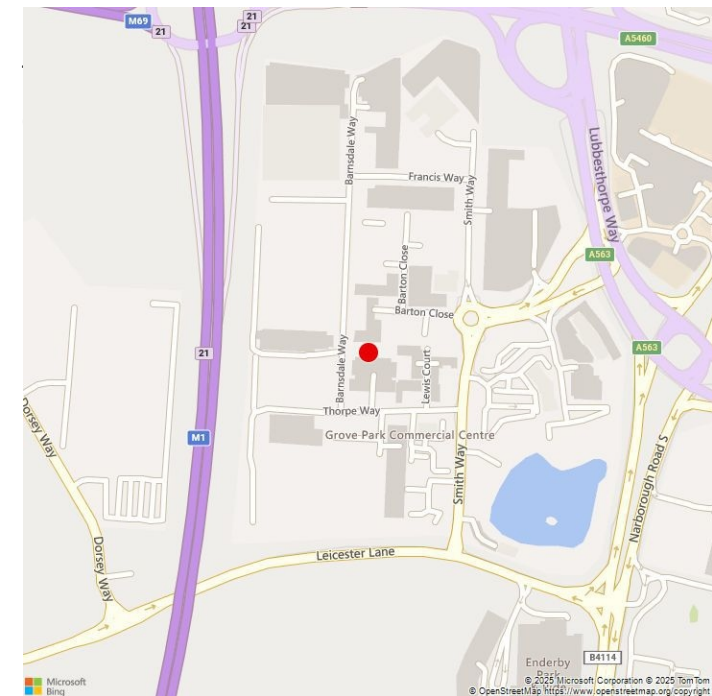
therefore VAT is applicable to the Rent quoted.

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





SUBJECT TO CONTRACT Disclaimer:

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