



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

£14,000 Per annum

UNIT 8 NARBOROUGH WOOD PARK
ENDERBY | LE19 4XT

- High quality office accommodation
- 923 sq.ft. (NIA)
- 4 allocated parking spaces
- Air-conditioned office

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

A self-contained end-terrace office built to a very high standard in keeping with the traditional style of farm building conversions at the business park benefiting from modern build techniques. The offices benefit from panel heating, air conditioning, a mix of recessed down-lighters and feature up-lighters, double-glazing, fire alarm system and perimeter trunking. The office enjoys views over open countryside and the courtyard office development. The current tenant has installed a number of partitioned meeting rooms which could be retained by an incoming tenant, but subject to a reinstatement clause at expiry of the lease.

ACCOMMODATION

The Property is named The Power House and the accommodation is arranged over the lower ground floor with entrance hall having access to small flight of stairs, toilets and kitchen. The upper ground floor office is open-plan with a further set of steps to a loft style office overlooking the courtyard.

SERVICE CHARGE INFORMATION

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

EPC

The Property is currently being assessed and an EPC will be available once this is complete.

TERMS

Flexible Lease terms are offered, however the offices will be let on a full repairing and insuring Lease that will include a service charge contribution towards the maintenance and upkeep of the communal areas.

VAT

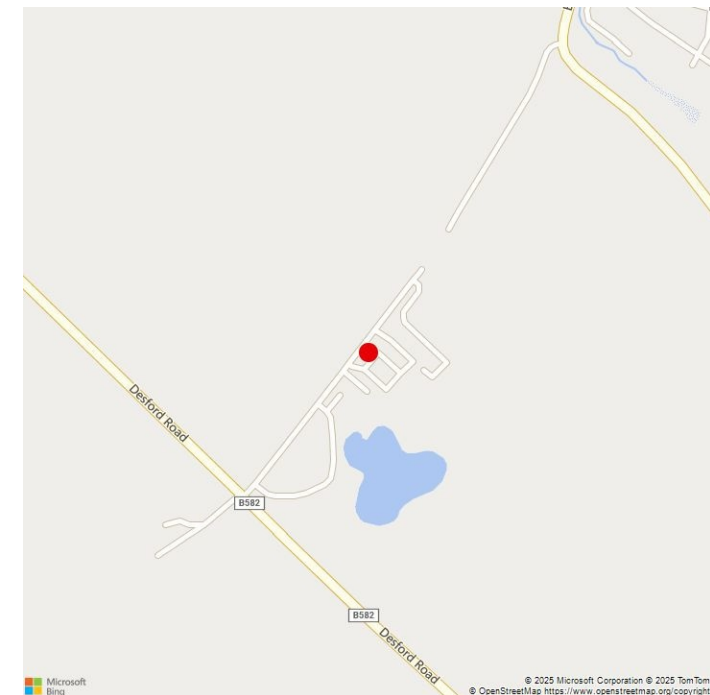
The Property is opted to tax and therefore VAT is applicable to the Rent quoted.

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 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.





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