



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

01455 559030

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



TO LET

£475.00 Per calendar
month

OFFICE 4 OLD BARN FARM, WELFORD
ROAD
HUSBANDS BOSWORTH | LE17 6JL

- Ground floor office
- Air Conditioning
- Cat II Lights
- Communal Meeting Room Facility

LOCATION

The property is situated approximately 1 mile south of Husbands Bosworth on the B5199 Welford Road and can be identified by our To Let board on the right hand side when heading away from the village centre. Geographically the property is located 8 miles to the West of Market Harborough, 6 miles to the East of J20 of the M1 at Lutterworth and 1 mile North of J1 of the A14.

DESCRIPTION

The space available in this detached purpose-built office is on the ground floor. The property also benefits from shared kitchen and WC facilities on the ground floor. All office area has a carpeted floor, suspended ceilings with recessed CAT II style office lighting and air conditioning.

ACCOMMODATION

Office 4 has been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice.

Office 4's NIA 189 sq ft.

BUSINESS RATES

The Property is currently assessed together with another office as a single hereditament and its Rateable Value will therefore require reassessment. Interested parties are advised to make their own enquiries with the Local District Council.

EPC

The Property has an EPC of D.

TERMS

The office is available by way of a new lease direct with the Landlord on terms to be agreed. The Landlord may also consider letting the building on a floor by floor basis.

VAT

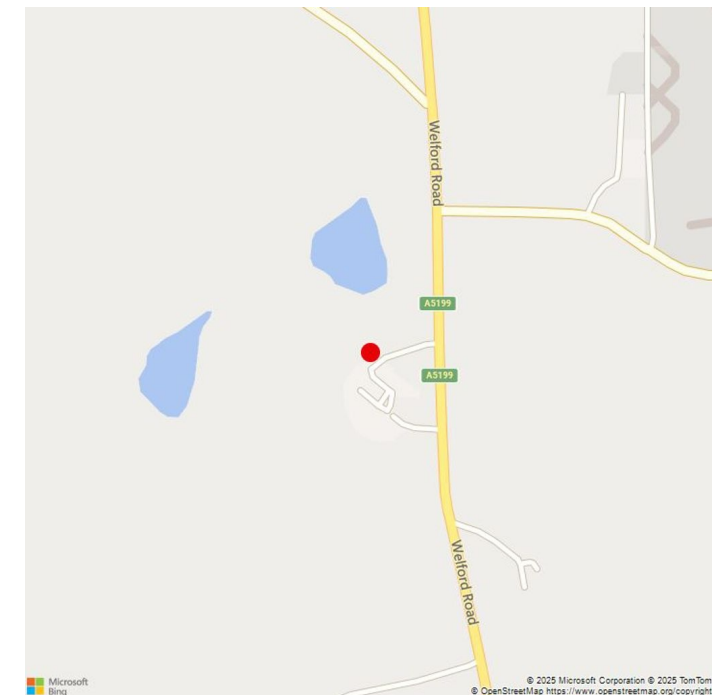
The Property is opted to tax, therefore, VAT is payable in addition to the rent quoted.

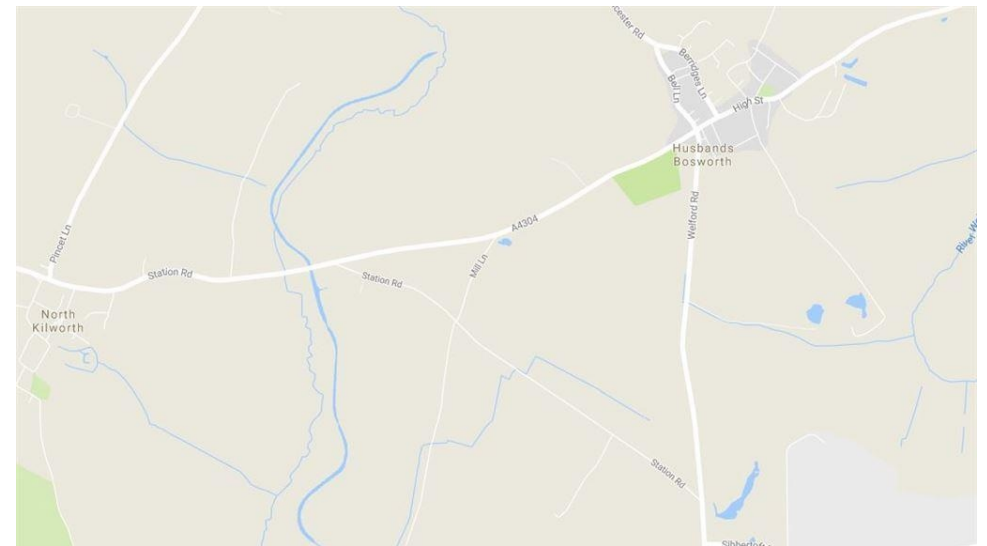
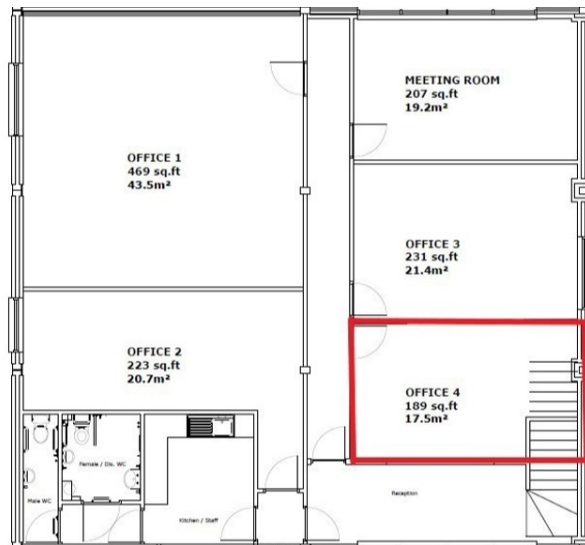
LEGAL COSTS

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.





SUBJECT TO CONTRACT Disclaimer:

Wells McFarlane Limited and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Wells McFarlane Limited assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.