



WELLS MCFARLANE  
Chartered Surveyors and Property Consultants

01455 559030

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



TO LET

£32,000 Per annum

OFFICE & YARD AT OLD BARN FARM,  
WELFORD ROAD  
HUSBANDS BOSWORTH | LE17 6JL

- Modern Two-Storey Office
- 7,508 Sq Ft Service Yard
- Generous Park
- 3 x EV Charging Points



## 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.

The nearest train station is Market Harborough and travel to London St Pancras is under an hour.

The total office space for the ground floor measures 1,310 sqft and for the first-floor the office space measures 750 sq ft.

## DESCRIPTION

The Property is a detached purpose-built two-storey office, and 7,508 sq. ft serviced yard with generous parking and three electric car charging points.

The ground floor has five separate offices with reception area, staff kitchen and WCs and stairs leading to the first-floor which has two further offices, a dedicated server room and storage area.

The offices are carpeted, have suspended ceilings with recessed CAT II style office lighting, air-conditioning, superfast broadband, CCTV and gated entrance.

## ACCOMMODATION

The Office has been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice the NIA is 2,069 sq ft (192.21 sq m), and the yard is 7,508 sq. ft.

## 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 EPC is currently being determined.

## TERMS

The Property is available by way of a new lease on terms to be agreed.

## VAT

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

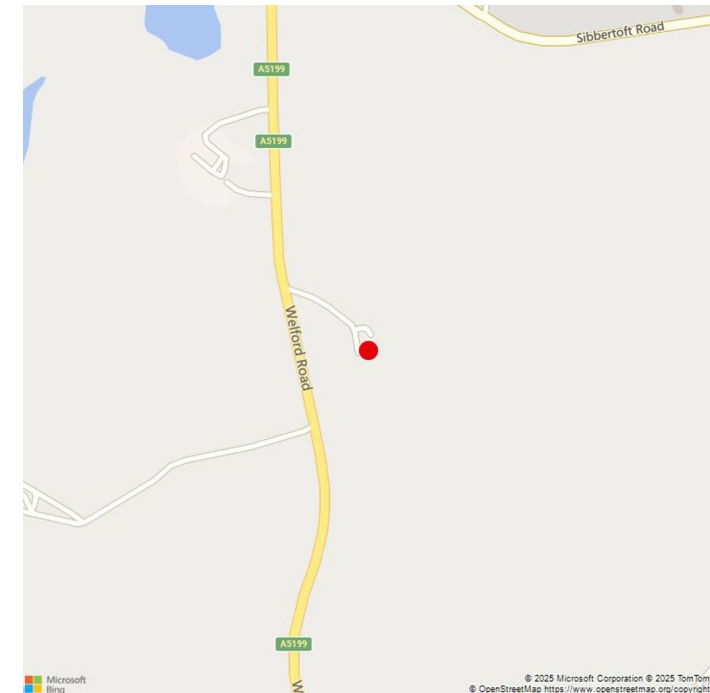
## LEGAL COSTS

Each Party are liable for 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.





## 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.