



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

£21,000 Per annum

1847 MELTON ROAD
REARSBY | LE7 4YS

- Unique Two Storey Detached Office
- Four Car Parking Spaces
- High Specification Open Plan Office Layout
- First Floor Mezzanine with Raised Floors

LOCATION

The Property is located approximately 9.8 miles from Leicester City Centre which is one of the best connected cities in the country and is at the heart of the National Road Network. In addition it benefits from a regular train service to London St Pancras in journey times of approximately one hour. 1847 Melton Road, Rearsby is located on the main road through Rearsby. Rearsby is located approximately 4 miles North of Syston and 8 miles East of Melton Mowbray and off the main A607 trunk road which facilitates direct access to the main A46 and Junction 21A of the M1 via the Leicester Western By-pass.

DESCRIPTION

The Property is a high quality conversion of a two-storey former Methodist Church originally constructed in the late 18th Century. The Property comprises a ground floor entrance with kitchen and toilet facilities and access to the open plan ground floor office area which benefits from perimeter trunking, suspended ceiling with Cat.2 style lighting, contemporary glazed and steel balustrade and stairs to the mezzanine area. The mezzanine floor benefits from raised floors, contemporary ceiling strung Cat.2 style office lights, which combined with the exposed roof

ACCOMMODATION

The Property has been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice. The NIA for the ground floor is 1000.93 sq.ft. sq ft (92.99 sq m). The NIA for the mezzanine area is 618.60 sq.ft. sq ft (57.47 sq m).

BUSINESS RATES

According to the information provided by the Valuation Office Agency, the Property has rateable value of £14,750 from 1st April 2026. At this level, Small Business Rates Relief may be available and interested parties should contact Charnwood Borough Council for further information.

EPC

The Property has an EPC rating of E.

TERMS

The Property will be Let on a new Full Repairing and Insuring Lease with Terms to be agreed between the parties. The asking rent is £21,000 per annum. VAT is not applicable to the Rent.

VAT

The Property is not opted to tax and therefore VAT is not applicable to the rent

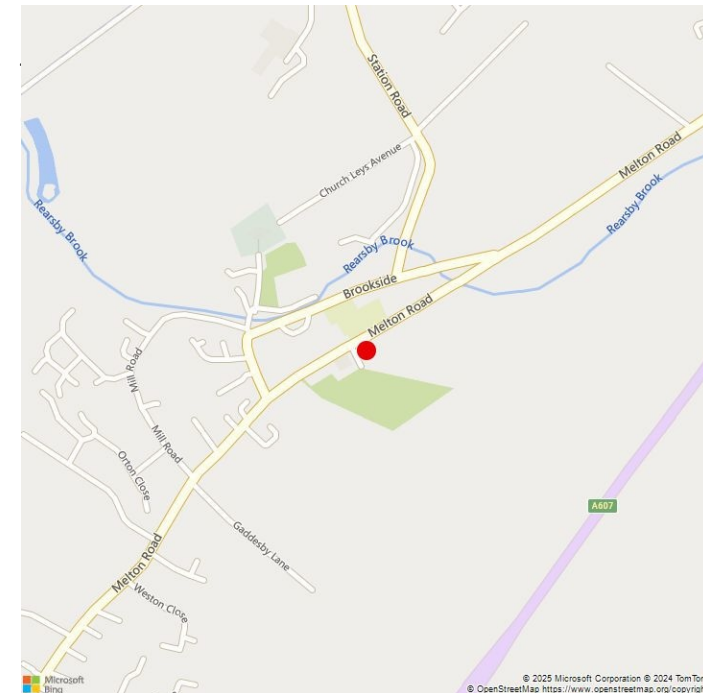
quoted.

LEGAL COSTS

Each party will bear their own legal costs in respect of the preparation of the Lease.

OFFER PROCEDURE

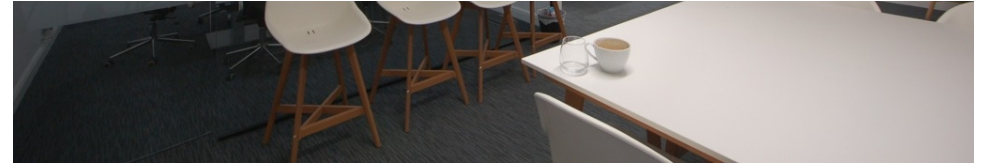
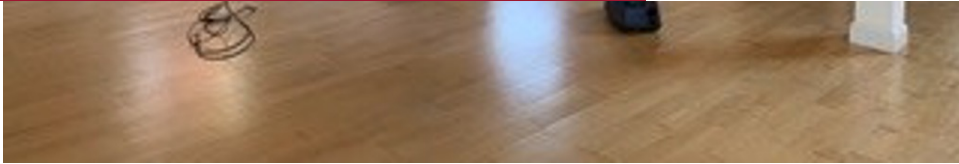
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for to you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a



trusses creates an attractive glazed, partitioned office area.

The well-fitted kitchen benefits from a range of modern base and wall units, stainless steel sink with chrome mono-style tap and space for under counter fridge.

In addition, there is a fibre connection point on the road outside the Property.



SUBJECT TO CONTRACT Disclaimer:

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