



**TO LET**

£10,500 Per annum

GROUND FLOOR UNIT 2 NURSERY COURT  
KIBWORTH | LE8 0EX

- 880 sq. ft NIA
- Allocated car parking
- Attractive business park location

## LOCATION

Kibworth Business Park occupies an unrivalled location south east of Leicester, situated approximately 9 miles from Leicester City Centre, and 5 miles north west of Market Harborough. In addition to the countryside setting the Business Park is only 12 miles from Junction 21 of the M1. Kibworth has a range of amenities, small retailers and a supermarket. The nearby Market Town of Market Harborough benefits from a mainline train station with direct trains to London St Pancras International with journey times of approximately 1 hour, a range of boutique style shops as well as some larger well known retailers.

## DESCRIPTION

The ground floor offices are built to a very high standard in keeping with the quality of the Business Park. The offices benefit from a ceiling mounted heating and cooling system, suspended ceiling, LG3 lighting, raised floors with floor boxes with power in situ, coded door entry and telecom system. The office enjoys views over open countryside and the Business Park development. The Estate also benefits from electronically controlled gates which lock automatically out of hours for additional security with entry facilitated by a key pad code. The Property benefits from shared two shared communal toilets located on the ground floor of the building and 5 car parking spaces.

## ACCOMMODATION

The Property has been measured in accordance with the RICS Code of Measuring Practice on a Net Internal Area (NIA) basis. ft.  
Total NIA 880 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.

## BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £7,900. The April 2026 Business Rates Valuation is £8,300. Interested parties are advised to speak with the Local District Council for further information.

## EPC

Unit 2 has an EPC Rating of B (32). A copy of the certificate is available upon request.

## TERMS

The Property is to be let by way of a new lease with terms to be agreed.

## VAT

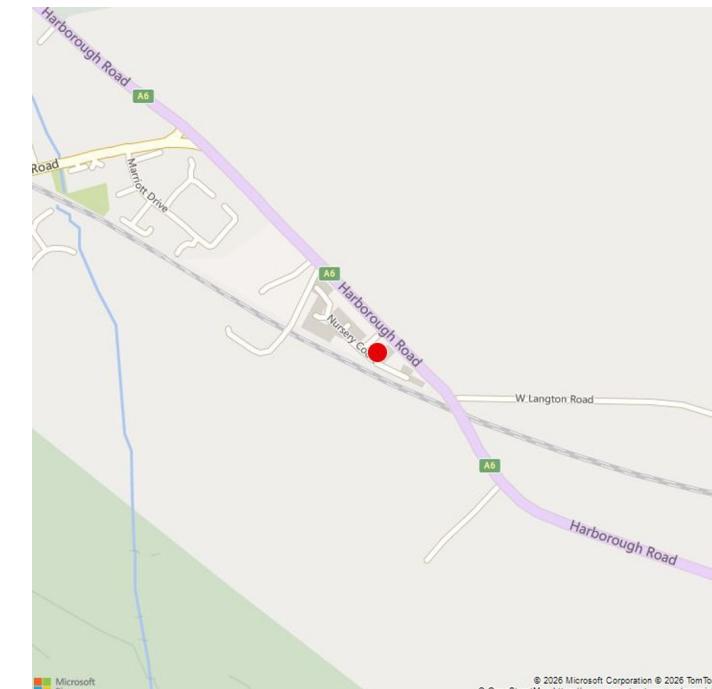
The Property is opted to tax and therefore VAT is applicable to the Rent quoted.

## LEGAL COSTS

Each party to bear their own 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





#### SUBJECT TO CONTRACT Disclaimer:

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