

# OFFICE PREMISES IN RURAL SETTING TO LET

Unit 5 Grange Farm, Grange Road, Hugglescote, Coalville, LE67 2BT



910 Sq Ft (84.54 Sq M)

£11,500 per annum exclusive

- ▶ Modern office accommodation
- ▶ Dedicated car parking
- ▶ Close proximity to M1 (J22)
- ▶ Attractive rural location

## LOCATION

The office is set in an attractive rural location near Bardon, approximately 3 miles south of Coalville, within easy access of the A50, and approximately 3 miles from Junction 22 of the M1 Motorway.

## DESCRIPTION

The premises comprise a series of newly decorated attractive offices units with laminate flooring throughout. The unit offers good quality office space in a modern design, providing ample natural light.

Externally, there is a surface car park with ample car parking spaces.

## CURRENT RATING ASSESSMENT

Charging Authority:North West Leicestershire DC  
Rateable Value : £9,700

We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.

## SERVICES

It is understood that mains electricity and water are connected, Drainage is to a private system.

The unit is heated by way of electric storage heaters.

## RENT

£11,500 per annum exclusive.

## VAT

VAT is payable on the rent, service and management charges.

## LEASE TERMS

The property is available on an effective full repairing and insuring lease for a term of years to be agreed.

## EPC

Energy Rating to be confirmed.

## SERVICE CHARGE

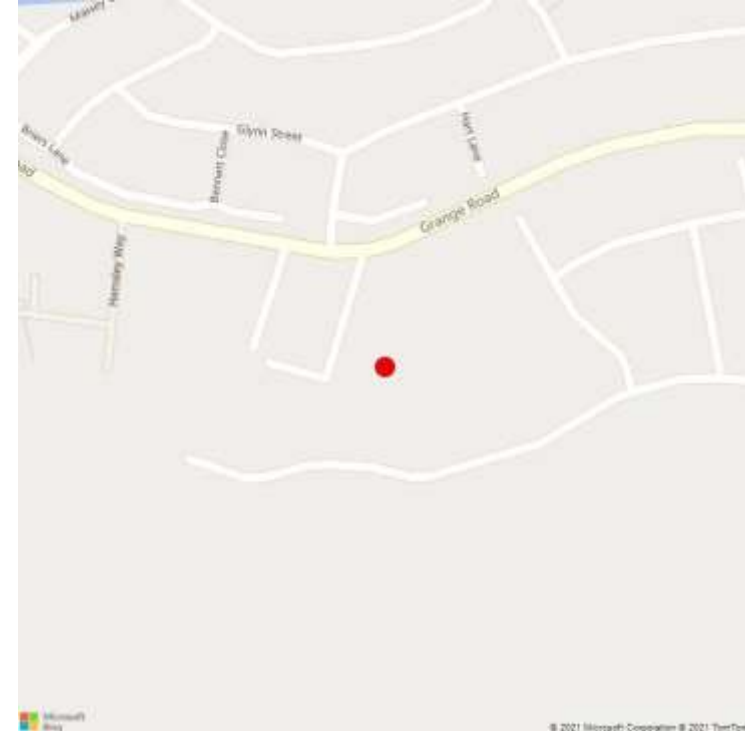
The Tenant is to pay the service charge to cover a due proportion of the costs incurred by the Landlord in repairing and maintaining the exterior of the building and common parts on the site.

## MANAGEMENT FEE

A management charge based on 5% of the passing rent is payable.

## POSSESSION

Upon completion of legal formalities.



## VIEWING

Please get in touch to arrange a viewing.



### Reg Pollock

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### Will Shattock

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#### Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.