

TO LET



Modern Office Premises

Unit 3
Grange Farm Business Park
Hugglescote
Leicestershire
LE67 2BT

- Two storey office accommodation
- Dedicated car parking
- Close proximity to M1 (J22)
- Potential to combine with adjoining unit
- New lease

91.11 sq.m (981 sq.ft)

Rent: £10,000 per annum



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Leicestershire, LE67 2BT



Location

The Business Park is located 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 unit comprises a two storey end of terrace office building of brick construction under a pitched slated roof and set in full landscaped grounds.

Externally, there is a surface car park with five allocated car parking spaces, plus a number of visitor spaces.

Accommodation

The property offers the following accommodation:

Ground Floor	Sq.m.	Sq.ft.
Reception	38.28	412
Kitchen	1.85	20
First Floor		
Office	50.98	549
Total Area:	91.11	981

All areas are quoted in accordance with the RICS Code of Measuring Practice.

Rent

£10,000 per annum exclusive.

Tenure

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

Current Rating Assessment

Charging Authority:
North West Leicestershire D.C
Rateable Value: £9,800

VAT

VAT is payable on rent, service and management charges.

Service Charge

The Tenant is to pay 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.

Services & Heating

Mains electricity and water are connected. Drainage is to a private system.

The unit is heated by way of electric storage heaters.

EPC

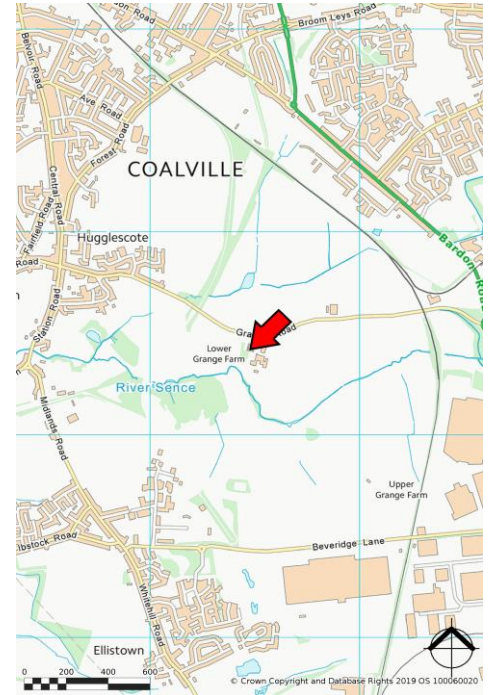
Energy Rating **D**.

Possession

Upon completion of legal formalities.

Management Charge

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



Viewing

Strictly by appointment through agents:

APB

0116 254 0382

Reg Pollock

rp@apbleicester.co.uk

Will Shattock

wjs@apbleicester.co.uk

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.