

OFFICE PREMISES IN RURAL LOCATION TO LET

Grange Farm, Unit 2, Grange Road, Hugglescote, Leicestershire, LE67 2BT



1,168 Sq Ft (108.51 Sq M)

£14,500 per annum exclusive

- ▶ High speed broadband available
- ▶ Pleasant landscaped gardens
- ▶ Dedicated car parking
- ▶ Close proximity to M1 (J22)

LOCATION

The offices are 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 unit comprises a two storey mid terrace office building of brick construction under a pitched slated roof and set in fully landscaped grounds. The accommodation is accessed via a front reception area with ground and first floor office rooms. There are separate kitchen and toilet facilities.

Externally, there is a surfaced car park with 10 allocated car parking spaces plus a number of visitor spaces.

ACCOMMODATION

The property offers the following accommodation:

Floor	Sq.m	Sq.ft
Ground Floor	44.78	482
Kitchen	3.72	40
First Floor	60.01	646
Total	108.51	1,168

CURRENT RATING ASSESSMENT

Charging Authority:

North West Leicestershire District Council

Rateable Value : £11,750

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

RENT

£14,500 per annum exclusive. VAT is payable on rent, service and management charges.

PLANNING

The premises have consent for office use conforming to Class E of the Town & Country Planning (Use Classes) Order 1987.

SERVICES

Mains electricity and water are connected to the property.

Drainage is to a private system.

SERVICE & MANAGEMENT CHARGES

There will be a service charge agreed in respect of the maintenance of the exterior and common parts.

The Tenant will be responsible for the managing agent's fees assessed at 5% of the agreed rent.

LEASE TERMS

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

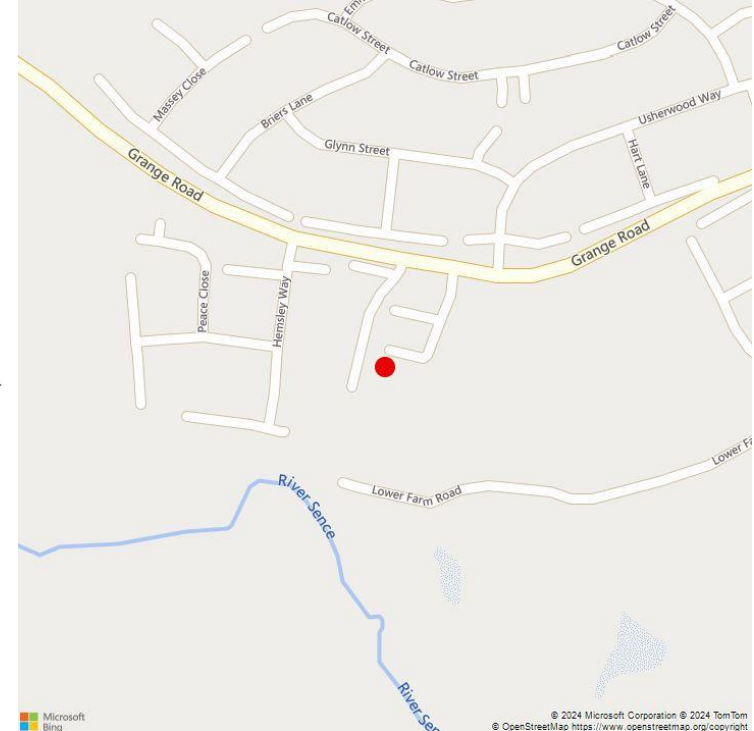
EPC

The property has an Energy Rating of C.

The EPC will be valid until 04 April 2034.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.



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.