

OFFICE PREMISES TO LET

The Standings, Fields Farm Business Centre, Sapcote, LE9 4LG

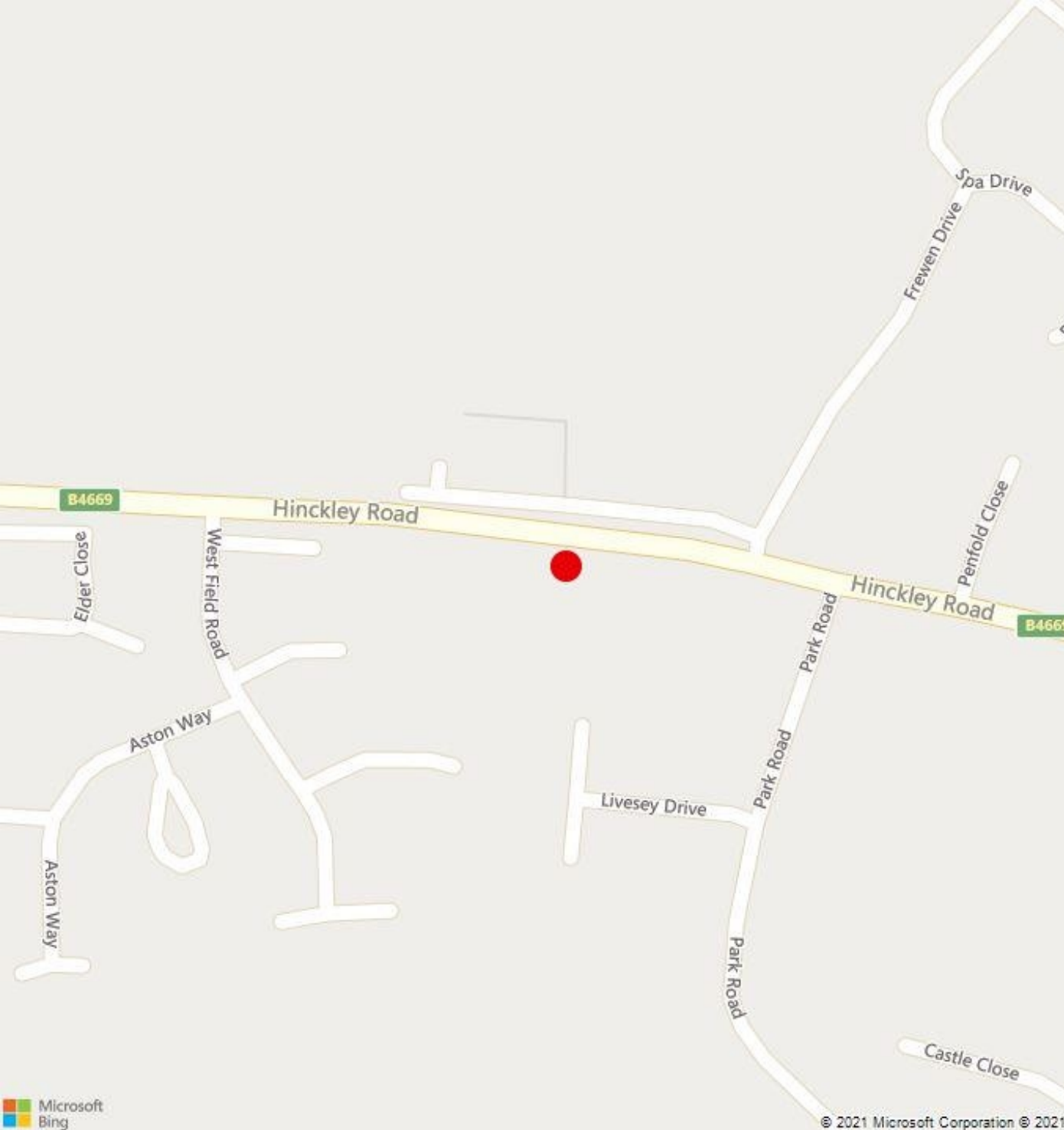


866 Sq Ft (80.45 Sq M)

£12,500 per annum exclusive

- ▶ Attractive rural location in established office park
- ▶ Close proximity to M69 and M1
- ▶ Modern office layout with excellent natural light
- ▶ Designated car parking and landscaped grounds





LOCATION

Fields Farm Business Centre is an established office environment situated in an attractive rural setting on the edge of Sapcote village.

The Business Park is only 0.7 miles from the M69 (J2) via the B4669. The strategic location provides easy access to the M1 (J21) and the M6 (J2).

Leicester City Centre is located approximately 11 miles to the north east and Hinckley Town

DESCRIPTION

Fields Farm is an attractive rural office park set in a fully landscaped grounds.

The property comprises two inter-connecting single storey office premises of brick construction under a pitched slated roof.

Internally, there are two well presented office suites with ancillary kitchen and toilet facilities.

The accommodation provides for a stylish and comfortable working environment with excellent natural light, exposed brickwork, roof beams and trusses.

Externally, there is car parking facilities with designated spaces.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
The Standings	866	80.45
Total	866	80.45

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

CURRENT RATING ASSESSMENT

Charging Authority: Blaby District Council
Rateable Value : £10,750

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

SERVICES

Mains electricity and water are connected to the property.

The unit is heated by way of electric storage heaters throughout.

EPC

The property has an Energy Rating of D.
The EPC will be valid until 07 March 2029.

RENT

£12,500 per annum exclusive. VAT is payable on the rent, service and management charges.

LEASE TERMS

The property is available to let on a new lease for a term of years to be agreed.

The tenant is to pay a service charge to cover costs in relation to the repair of the exterior and common parts.

The tenant is responsible for the management agent's fees, assessed at 5% of the agreed rent.

PLANNING

It is understood that the property currently has a consent for Class E of the Town & Country Planning (Use Classes) Order 1987 (as amended).

POSSESSION

Available from 01 December 2025, and upon completion of legal formalities.

LEGAL COSTS

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

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required.

VIEWING

Please get in touch to arrange a viewing.



Will Shattock

wjs@apbleicester.co.uk
0116 254 0382

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.