

To Let

ANDREW+
ASHWELL

Modern two storey office

16 Kibworth Business Park + Nursery Court

KIBWORTH + LE8 0EX



1,653 Sq Ft
(153.6 Sq M)

£19,000 per annum

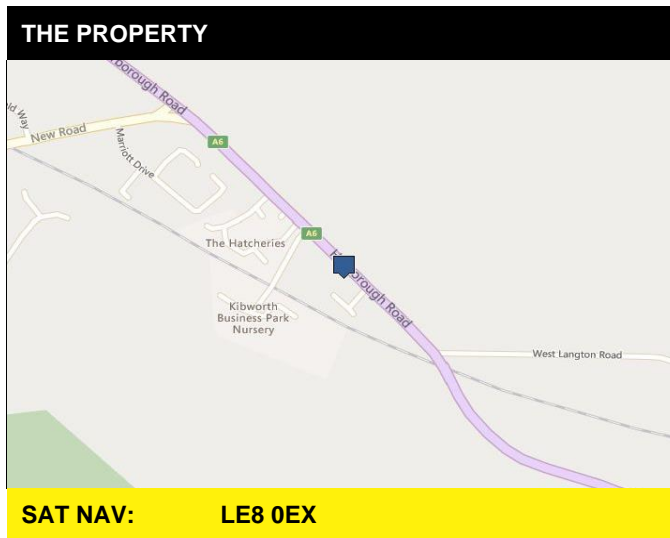
- Prominent attractive premises
- Open plan accommodation
- Sought after location
- 7 parking spaces



LOCATION

The property is located on Kibworth Business Park, a modern office development constructed c. 2005 adjacent to the A6, Harborough road, on the fringe of Kibworth.

Road links are therefore good with immediate access main road links to Market Harborough (4.5 miles), Leicester (9.5 miles), Corby (15 miles) and Kettering (17 miles).



DESCRIPTION

The property comprises a two storey office premises clad in brick with integrated feature windows and a pitched roof over. The accommodation is set out to provide open plan accommodation over two floors with entrance core including 2 WCs on the ground floor.

Both floors are fitted with kitchenette facilities, benefiting from raised floors, air conditioning and suspended ceilings which incorporate CAT II lighting. Intercom access is available on both floors.

Externally, 7 parking spaces will be demised.

ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground Floor Offices	742	68.9
First Floor Offices	911	84.6
TOTAL	1,653	153.6

RATING ASSESSMENT

The property requires re assessment although it is envisaged that the rateable value will be in the order of £20,500.

Rating information is for guidance purposes only.

ENERGY PERFORMANCE CERT.

An EPC is available on request.

TERMS

A new lease is available for a period to be agreed on full repairing terms at a rent of **£19,000 per annum excl.** (+VAT).

A service charge is levied for the upkeep, maintenance and management of the estate. Further information is available upon request.



VIEWING

Strictly by appointment with the sole agent

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