



**TO LET**

# **Good Quality Open Plan Office Accommodation**

1 Brook Park Offices + Gaddesby Lane + Rearsby + LE7 4ZB



**746 Sq Ft**  
(69.3 Sq M)

£12,500 Per Annum



**Good nearby road  
communications**



**Pleasant working  
environment**



**Quality single  
storey modern  
office  
accommodation**



**High-speed Fibre  
Optic Available**



**4 car parking  
spaces +  
unallocated  
overflow available**

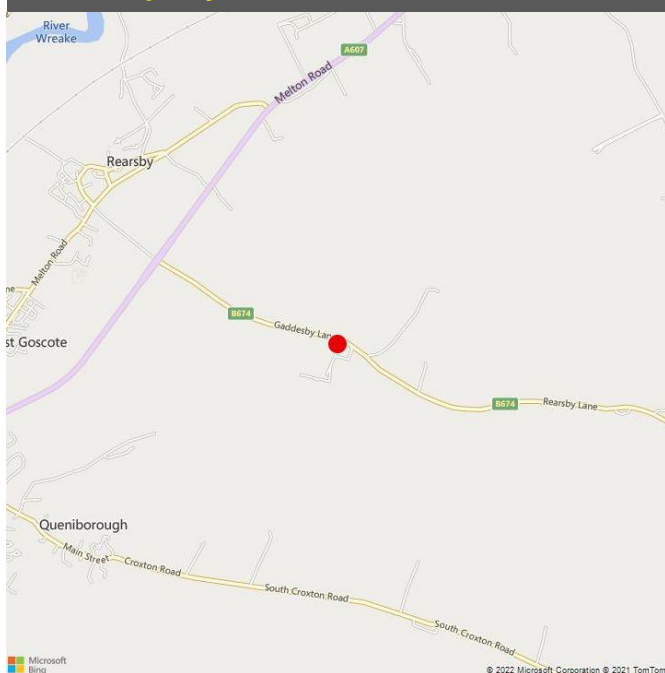


### LOCATION

The city of Leicester is one of the best connected cities in the country at the heart of the national road network and benefitting from a train link of just over 1 hour to London St Pancras.

Brook Park is located to the south-east of the village of Rearsby, approximately 9 miles north-east of Leicester and 8 miles south-west of Melton Mowbray. Gaddesby Lane is located off the main A607 trunk road which facilitates direct access to the main A46 and Junction 21a of the M1 via the Leicester Western Bypass.

#### The Property



SAT NAV: LE7 4ZB

### ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground Floor – Office & Kitchen	746	69.3
<b>TOTAL</b>	<b>746</b>	<b>69.3</b>

### DESCRIPTION

A high-quality end of terrace single storey office building constructed in brickwork beneath a pitched roof structure. Four parking spaces are allocated with the property. Internally the accommodation provides an open plan modern office with a fitted kitchen and toilet facilities.

The accommodation incorporates a fully exposed roof void and timber trusses providing a traditional / rustic but modern working environment. The offices have fitted carpet tiles, painted walls, central heating and lighting throughout. An existing partition creates a small office / meeting room; however this can be removed to create complete open-plan space if required.

### RATING ASSESSMENT

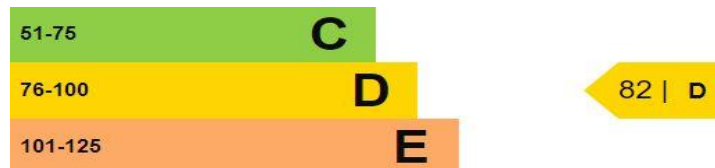
Rateable Value (2017): £7,600

U.B.R (2022/2023): £0.499

Est. Rates Payable (2022/2023): £3,792.40\*

\*Small businesses should qualify for small business rates relief. Rating information is for guidance purposes only and should not be relied upon.

### ENERGY PERFORMANCE CERT.



### TERMS

A new FRI lease is available at a rent of **£12,500 Per Annum**. VAT is applicable to the rent and will be charged at the prevailing rate.

There is a separate service charge payable towards the upkeep of the Estate as well as an additional charge for the high speed fibre optic connection. Further details are available upon request.

### UNREPRESENTED PARTIES

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020). Unrepresented parties are recommended to obtain professional advice.

### Viewing

Strictly by appointment with the sole agent

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