



The Giraffe House - Office 1, Burrough on the Hill, Melton Mowbray LE14 2QS

Burrough Court Business Park  
office To Let

The Giraffe House - Office 1 - £925  
+ Vat PCM

Available Immediately

- High quality office spaces - Rent £925 per month + VAT
- This office is available immediately and can accommodate up to 8 people comfortably
- On site cafe - The Larder
- Unrestricted parking - Electric car charging facilities
- Access to on site GYM and classes (Separately charged)
- Access to 1GBps leased line - Subject to 'Fair Use' Agreement
- Electricity & Oil Heating are charged in addition
- The site hosts over '350 people from various local and commercial operators



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## Summary

Size - 400 sq ft  
Rent - £925 per month + VAT  
Business Rates - RV £7,200  
Car Parking - Extensive parking availability  
VAT - Applicable  
Utilities - Charged in addition  
Legal Fees - Each party to bear their own costs  
EPC Rating - D (82)

## Description

Burrough Court serves as a professional business and leisure hub in the heart of the Leicestershire countryside. The site benefits from hosting various local and commercial operators, offering services that foster a community atmosphere. The available offices are self-contained, featuring some communal aspects.

The Giraffe House, Office 1 - A contemporary ground floor open planned office with heating and cooling air-conditioning units, overlooking the paddock and landscaped gardens.

Access to kitchenettes and welfare facilities including disabled WC 's are available to all residents on site.

### Location

Located in the heart of Leicestershire countryside, just 6 miles from Melton Mowbray, 8 miles from Oakham and 15 miles from Leicester.

### Meeting Rooms

Additional meeting room space can be provided for and includes Wi-Fi and a smart TV, this additional service is booked in advance and charged at £25 per hour +Vat.

### Terms

A 3 year lease, with a mutual break at 18 months. Rent is payable monthly in advance plus VAT. A deposit will be required.

Utilities & Internet are paid in addition and charged monthly in advance, £150 plus VAT. Reviewed each July.

### Business Rates

Rates are payable directly to Melton Borough Council. The property, if a sole business premises may qualify for small business rates relief.

### Service Charge

A Service Charge is applicable but including within the rent and covers, maintenance of security gates, CCTV repair & maintenance, repair and maintenance of roads, grounds maintenance, site signage, external lighting of buildings and roads & driveways, snow clearance and road salting plus more.



## Viewing and Further Information

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