



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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