



A range of serviced offices To Let - 28a Market Place, Kegworth DE74 2EE

Recently fully renovated office space on Kegworth Market Place

Office rents from £550 to £650 per month inclusive

4 office suites available

- Recently renovated office space to let
- 4 Offices available - 2 - 4 persons
- First Floor: two offices, WC/shower & kitchen
- Second Floor: two office rooms
- Easy access to Nottingham, Leicester & Derby
- 3 year lease offered

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## Summary

Size - First Floor - 319 sq ft

Size - Second Floor - 303 sq ft

Rent - From £550 pcm to £650 pcm

VAT - Not Applicable

Legal fees - Each party to bear their own costs. A £300 + VAT contribution towards the Landlord administration and legal costs may be required.

EPC - D (98)

## Description

The offices are accessed from Market Place in the centre of the Village of Kegworth. With window display frontage and fully renovated throughout, including brand new carpets, kitchen and shower room facilities. Other improvements include:- New boiler, new electrics, new kitchen, new bathroom, new flooring, new fire alarm system, new energy saving lighting, exposed beams and All original features.

The offices range over first and second levels, each floor offering 2 office rooms (4 in total).

Benefitting from double glazing, gas central heating system and views over the Market Place and Church.

## Location

Well positioned in the heart of the East Midlands in the popular town of Kegworth a few miles from the M1, with easy access to the surrounding area of Loughborough, Derby, Nottingham and Leicester and in immediate proximity to Nottingham East Midlands Airport, 2.4 Miles, East Midlands Parkway 3 Miles and M1 Junction 24 1.9 Miles

## Terms

The property is offered to let on Internal Repairing and insuring terms.

Lease terms to be agreed but 3 year minimum terms are being offered

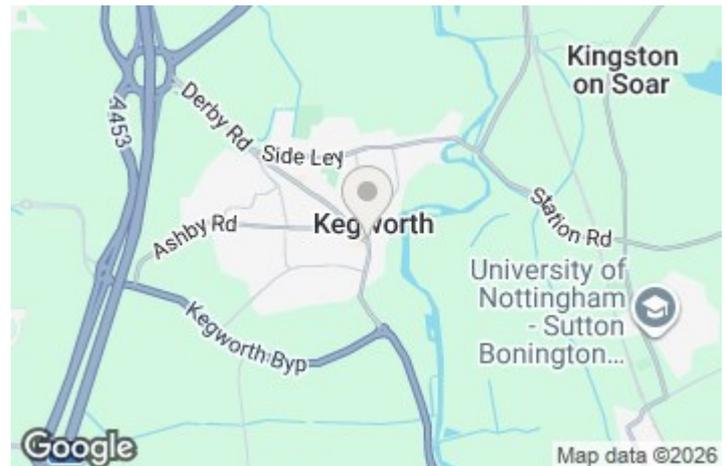
Office 1 = 2 person office - £550 per month - NO vat and Inclusive of bills - except business rates

Office 2 = 2 person office - £550 per month - NO vat and Inclusive of bills - except business rates

Office 3 = 4 person office - £650 per month - NO vat and Inclusive of bills - except business rates

Office 4 = 4 person office - £650 per month - NO vat and Inclusive of bills - except business rates

A £300 + VAT contribution towards the Landlords administration and legal costs may be required.



## Viewing and Further Information

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