



Office 8 Burrough Court, Melton Mowbray, Leicestershire, LE14 2QS

Burrough Court Business Park office To Let

Office 8 - £900 + VAT PCM

Available Immediately

- High quality office spaces - Rent £900 per month + VAT
- This office is available immediately and can accommodate between 2-4 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 & Heating are charged in addition

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Summary

Size - 416 sq ft
Rent - £900 per month + VAT
Business Rates - RV £11,750
Car Parking - Extensive parking availability
VAT - Applicable
Utilities - Charged in addition
Legal Fees - Each party to bear their own costs
EPC Rating - 25 (A)

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.

Office 8 is a contemporary ground floor open planned office designed to comfortably accommodate up to 2-4 people in one area making it perfect for small teams. The space is self contained but provided with communal facilities including a kitchenette.

Location

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

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, £205 plus VAT. Reviewed each July.

Service Charge

A Service Charge is applicable but included 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.

Business rates

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

Utilities & Internet

£205 plus VAT monthly in advance (includes heating, water, electricity and access to our 1GBps leased line, subject to a fair use agreement). This is reviewed annually every July.

Meeting room

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



Viewing and Further Information

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