



First Floor Offices, 36 Main Street, Lubenham, Market Harborough LE16 9TF

Self Contained First Floor Offices
in Lubenham, Market Harborough

Rent £4,800 per annum plus VAT

425 Sq Ft

- 425 Sq Ft First Floor Office
- Inclusive of Utilities and Business Rates
- High Speed WiFi (Subject to reasonable usage)
- Secure Gated location
- Additional 730 Sq Ft Studio/Sales area available if required
- Parking for 2 cars included

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Summary

Size - 425 Sq Ft
Rent - £4,800 per annum + VAT
Service Charge - All Inclusive
Business Rates - All Inclusive If Separated, tenant responsibility
Legal Fees - The tenant will contribute £300 + VAT towards the landlords legal fees
VAT - Applicable
EPC - E (103)

Description

The offices are part of the Triumph Sports Six Club Ltd Museum and offices and are on the First Floor in a 2 storey building with brick elevation under a tile covered roof. The offices are in good condition throughout with gas fired central heating and UPVc double glazed windows.

The property has it's own access and has use of the Wc's that serve the club.

A large Ground Floor display, studio room is also available if needed by separate negotiation

Lubenham is a rural village 2 miles West of Market Harborough and approximately 16 miles from Leicester City Centre. Located on the A4303 between Harborough and Lutterworth, the offices are perfectly located with J20 on the M1 being 16 minutes and 10 Miles away yet the location is Rural and easily accessible.

Accommodation

The property is accessed off a shared hallway with storage rooms for the club but the office could have exclusive access. A wide staircase leads to the main open plan office which measures 5.37m x 4.49m (17'5" x 14' 7") including the stairs. There are 2 windows to the front over looking the access Court. Off the main room is an additional room with 2 doors which measures 5.37m x 2.85m (17'5" x 9'3") with window to the front.

Terms

A new FRI lease will be prepared on the basis of a 5 year term with 3 year review. The lease will be outside the 1954 Landlord and Tenant Act. A 3 month deposit will be required and rent paid monthly in advance. Interim breaks may be considered.



Viewing and Further Information

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