



28a Market Place, Kegworth DE74 2EE

Recently fully renovated office  
space on Kegworth Market Place

£13,000 per annum No VAT

622 Sq Ft over 2 floors

- Recently renovated office space to let
- 622 Sq Ft over 2 floors
- First Floor: two offices, WC/shower & kitchen (319 sq ft)
- Second Floor: two office rooms (303 sq ft)
- Easy access to Nottingham, Leicester & Derby
- 5 year lease with 3 year break offered

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## Summary

Size - First Floor - 319 sq ft

Size - Second Floor - 303 sq ft

Rent - £13,000 year 1, then £15k thereafter

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

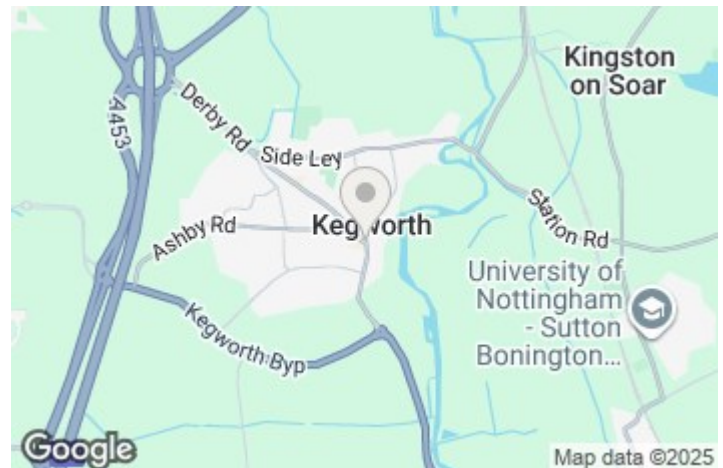
Well positioned in the heart of the East Midlands in the popular town of Kegworth a few miles from the M1, with easy access to the surrounding area of Loughborough, Derby, Nottingham and Leicester and in immediate proximity to Nottingham East Midlands Airport, 2.4 Miles, East Midlands Parkway 3 Miles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

## Terms

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

5 year lease and 3 year break if required. The initial passing rent is £13,000 per annum No VAT, year 1 only, then £15,000 per annum thereafter,

Building insurance will be re-charged at cost and a 3 months deposit will be payable on signing of the lease. Tenants will be responsible for their own utility bills including rates. A £300 + VAT contribution towards the Landlords administration and legal costs may be required.



## Viewing and Further Information

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