



WYMESWOLD

OFFICES, WOODLAND GRANARIES, NARROW LANE,
NR. LOUGHBOROUGH, LE12 6SD

To Let:
£43,000pa

High specification office accommodation of approximately 4,254 sq ft situated on a peaceful development of modern rural business premises.

Conveniently located approximately 1.25 miles from A46 Fosse Road to Leicester giving good access to A1, M1, Nottingham and Derby.

Viewing is strictly by appointment with the agent.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

High Specification Offices

ACCOMMODATION

The property comprises a modern purpose built two storey office building of steel portal frame construction fitted to a high standard of finish to suit today's office requirements.

The offices are situated on a small rural development of converted former farm buildings and have the benefit of high speed fibre internet, Cat II lighting, security alarm, air conditioning, network cabling and double glazing. The space offered is carpeted throughout and divided horizontally by a solid floor providing excellent sound insulation from the first floor.

The offices are available at a rent of £21,500pa per single floor or at a combined rent of £43,000pa for both ground and first floors.

Net Internal Area: 4,254 sq ft (395 m²) approx.

The offices are of an open plan design and arranged as follows:

Ground Floor:

Open reception foyer and large office area:

2,139 sq ft (198 sq m)

Private Office 1: 138 sq ft

Private Office 2: 124 sq ft

Male and Female W.C.

Kitchen: 70 sq ft

Accessible W.C.

Two under stairs store cupboards

First Floor:

Large open plan office area:

2,115 sq ft (196 sq m) with two separate meeting rooms, male and female W.C. and kitchen.

Outside:

A large shared tarmac parking area is provided for approximately 50 cars including electric charging points for vehicles and use of bicycle shed.

GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, Wilton Lodge, 1 Wilton Road, Melton Mowbray, Leicestershire, LE13 0UJ. Tel:- (01664) 410166

TERMS: The property is available on an internal repairing lease at a rent of £43,000pa for the whole or £21,500pa for a single floor. Electricity and water are paid quarterly via the landlord and there is a small service charge towards maintenance of estate drainage.

SERVICES: Electricity, Mains water and private drainage. Super-fast fibre broadband is available on separate contract.

RATEABLE VALUE: £25,750. Current rating bill after transitional relief is: £10,274.71

VAT: VAT is payable on the rent.

EPC: This building has an Energy Performance Asset Rating Band A. Ref: 0799-9754-1830-0700-9723. The full EPC available on request and downloadable from: <https://www.ndepcregister.com/>

DIRECTIONS: To locate the property from Leicester take the A46 Fosse Road northbound. At the Six Hills Hotel take the B676 signed posted for Loughborough. After ½ mile turn right into Narrow Lane signed Wymeswold. About ¾ mile along on the right hand side the property can be reached over a private driveway marked Woodland Granaries and Wymeswold Lodge.



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Melton Mowbray, Leicestershire LE13 0UJ

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