



WARTNABY

LANDRACE LODGE, NORTH DRIVE, WARTNABY,
LE14 3HU

To Let:
£8,500pa

A modern converted rural office of 993 sq. ft., fitted to a good standard of finish, located on the Friars Well Business Park, a private estate on the edge of the picturesque village of Wartnaby.

There is easy access to the A46 via Six Hills and within convenient travelling distance of Leicester, Loughborough and Nottingham. Melton Mowbray is 5 miles to the south.

Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

Self-contained rural office

ACCOMMODATION

Landrace Lodge is one of a pair of nicely converted single storey buildings with quality fittings, in the quiet setting of Garden Close on the edge of the village.

Double insulated and fitted with under floor heating and multiple phone lines with Cat 5 cabling and Cat 2 lighting. There is carpeting throughout. There are three entrance doors, one to the side car park as well as one at each end of the property.

Friars Well Business Park at Wartnaby offers good access to the A46 trunk road via Six Hills and conveniently situated between Leicester and Nottingham.

Net Internal Area: 993 sq. ft.

Reception Hall: 8' x 10' (80 sq. ft.)

Main office: 31' 7" x 17' 2" (542 sq. ft.)

Private office: 18' 6" x 17' 2" max (318 sq. ft.) incl. store room.

Ladies and Gentleman's Cloakrooms: (one with shower and wheelchair accessible door).

Staff Kitchen: 8' 9" x 6' (53 sq. ft.) with sink unit, cooker, fridge, work surfaces, base and wall units.

Boiler Room with Grant oil fired combi boiler.

Parking: 8 parking spaces in adjoining yard.

GENERAL INFORMATION

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

TERMS: A new internal repairing business tenancy is offered for three years.

SERVICES: Mains electricity, water and drainage. The service installations have not been tested by the agents so prospective tenants should make their own enquiries as to the suitability for their intended use.

RATEABLE VALUE: The property currently has not been assessed for business rates.

EPC: This building has an Energy Performance Asset Rating Band B ref: 2480-3095-0008-0300-4401. The full EPC can be downloaded from: <https://www.ndepcregister.com/> and is available on request.

VAT: The letting is currently exempt from VAT.

DIRECTIONS: The property is conveniently accessed via North Drive avoiding Wartnaby village centre.



Wilton Lodge, Wilton Road,
Melton Mowbray, Leicestershire LE13 0UJ

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