



To let - Modern Offices 1,133 sq ft NIA

Office 1, The Mill, Rectory Farm, Marston Trussell, Market

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 **WELLS MCFARLANE**
Chartered Surveyors and Property Consultants

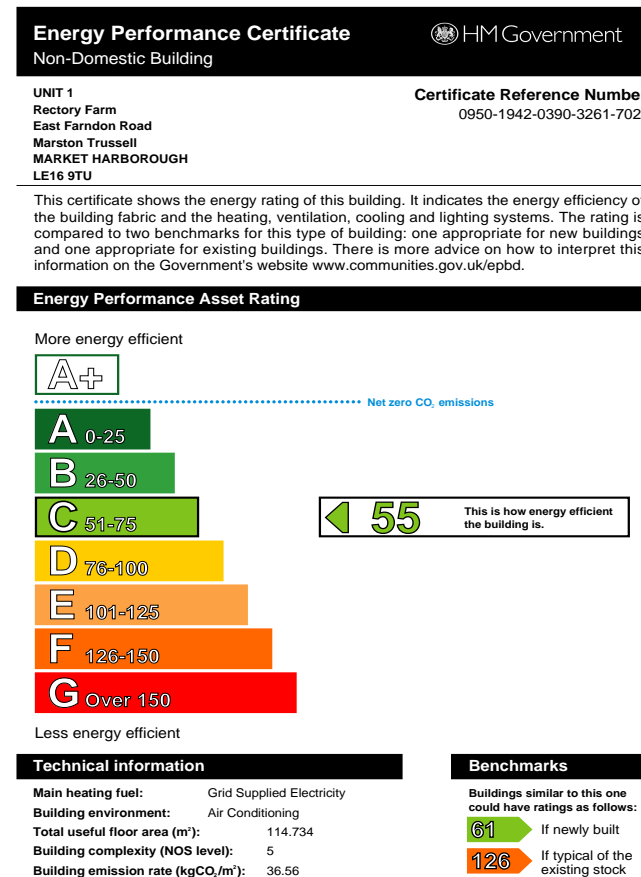
Modern Offices 1,133 sq ft NIA

Office 1, The Mill, Rectory Farm, Marston Trussell, Market Harborough

TO LET

£14,000 Per annum

- Modern Offices
 - Rural business park location
 - Immediately available
 - Ceiling mounted heating/ cooling system
 - Open plan with meeting room
 - Tea point and WCs
 - Good parking provision
 - Warehouse and further office space also available
 - Could be rented as serviced offices
- SAT NAV: LE16 9TU



WELLS MCFARLANE

CHARTERED SURVEYORS AND PROPERTY CONSULTANTS

Devonshire House, 26 Bank Street, Lutterworth, Leicestershire, LE17 4AG

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Location

Rectory Farm in the Leicestershire village of Marston Trussell provides modern office accommodation constructed only 5 years ago in a delightful rural setting. The properties are located on the south side of the A4304 leading from Lutterworth to Market Harborough, approximately 3 miles from Market Harborough town centre and allowing for easy access to the A14, M1 and M6. The offices are accessed on a shared private road leading off Farndon Road on the south side of the village.

Description

Office 1, The Mill is a ground floor office that forms part of a multi-occupied office building. The office benefits from a ceiling mounted heating/cooling system, suspended ceilings with low energy lighting, solid floors with carpeting throughout, three compartment perimeter trunking with Cat 5e datacabling, telecoms and power points, double glazed windows with window blinds in situ and a meeting room, tea point, shared entrance hall, shared WC and disabled access WC. The offices are light and present very well with ample parking spaces are available.

Air to Air broadband available on request.

Accommodation

The office provides 103.40 sq m (1,133 sq ft) NIA of accommodation as measured in accordance with the RICS Code of Measuring Practice 6th edition.

Rent

The quoting rent for Office 1 is £16,000 per annum. VAT is applicable.

Terms

The offices are immediately available by way of a new lease direct with the Landlord on terms to be agreed.

The Landlord is willing to consider letting the offices on an all inclusive, potentially furnished, serviced office basis.

Costs

Each party to bear their own legal costs involved with the preparation of the lease. An estate service charge is payable.

EPC

The offices have an EPC Rating of C55.

Viewing

Strictly by appointment with the Agents only.

Please contact: **Wells McFarlane**

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