



To let - Ground Floor Offices
1,145 sq ft

Bridge Farm, Holt Lane, Ashby Magna, Lutterworth,

www.wellsmcfarlane.co.uk

 **WELLS MCFARLANE**
Chartered Surveyors and Property Consultants

Ground Floor Offices

Bridge Farm, Holt Lane, Ashby Magna, Lutterworth,

TO LET

£14,750 Per annum

- Rural Office Business Park
- Self-contained offices
- Heating/ cooling system
- Superb internet connectivity
- Open plan
- Kitchen-point and WCs
- Ample Parking
- SAT NAV ref: LE17 5NJ



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WELLS MCFARLANE

CHARTERED SURVEYORS AND PROPERTY CONSULTANTS

Devonshire House, 26 Bank Street, Lutterworth, Leicestershire, LE17
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E: info@wellsmcfarlane.co.uk W: www.wellsmcfarlane.co.uk

Ground Floor Offices

Bridge Farm, Holt Lane, Ashby Magna, Lutterworth,

Location

Bridge Farm is located in a beautiful rural setting just off the A426 which links Lutterworth and Leicester and approximately 7 miles north of J20 of the M1.

Description

Office 2 is a self-contained ground floor office of 1,145 sq ft NIA built to a very high standard. The office benefits from a shared entrance lobby with shared male and female WC's and is currently arranged as an open plan office but could easily be subdivided. The office has the benefit of a ceiling mounted heating/ cooling system, Cat 2 lighting, perimeter trunking with multiple power and data points.

Business Rates

Office 2 at Bridge Farm has a Rateable Value of £10,250 according to the VOA website. In order to determine what Business Rates are actually payable please contact Harborough District Council on 01858 828282.

EPC

A copy of the certificate and report is available.

Terms

The office is available to let by way of a new lease direct with the Landlord. The lease will be on a full repairing and insuring basis.

Costs

Each party to bear their own legal costs. The quoting rent for the office is £14,750 per annum plus VAT.

Viewing

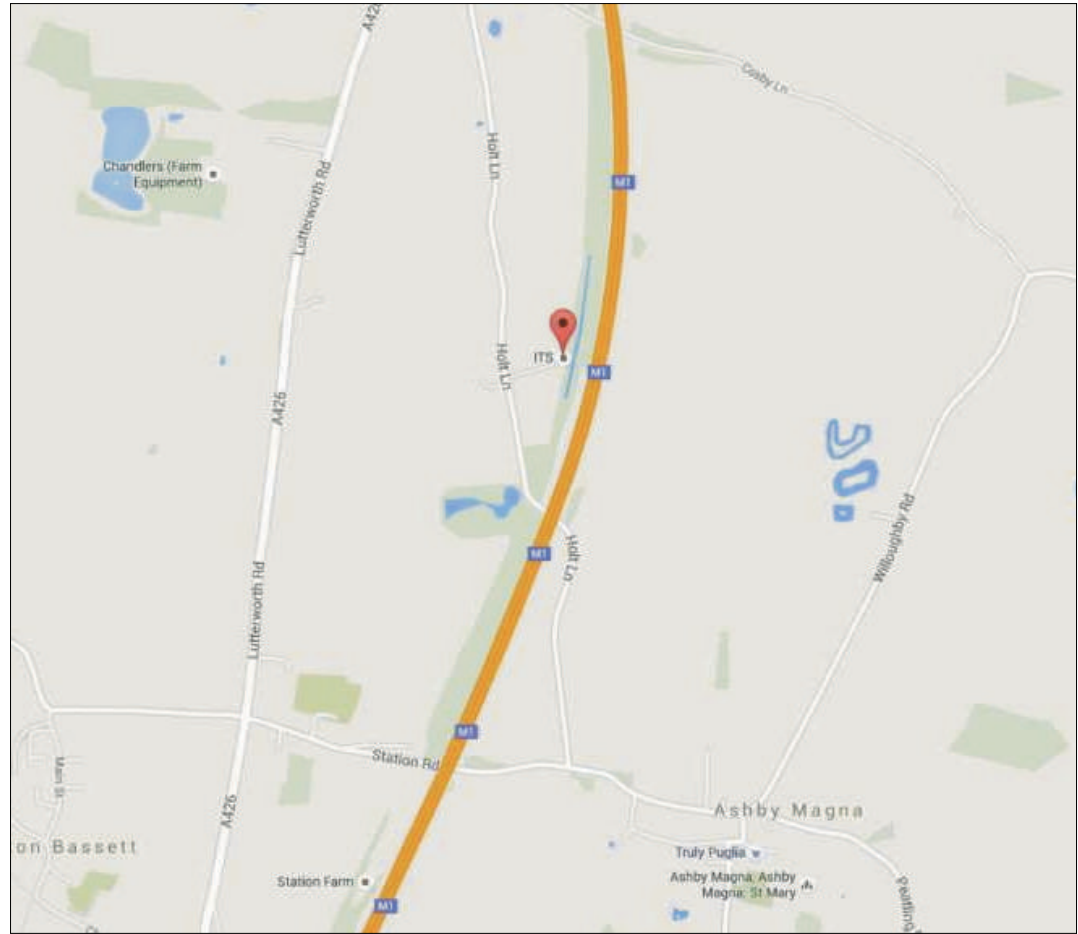
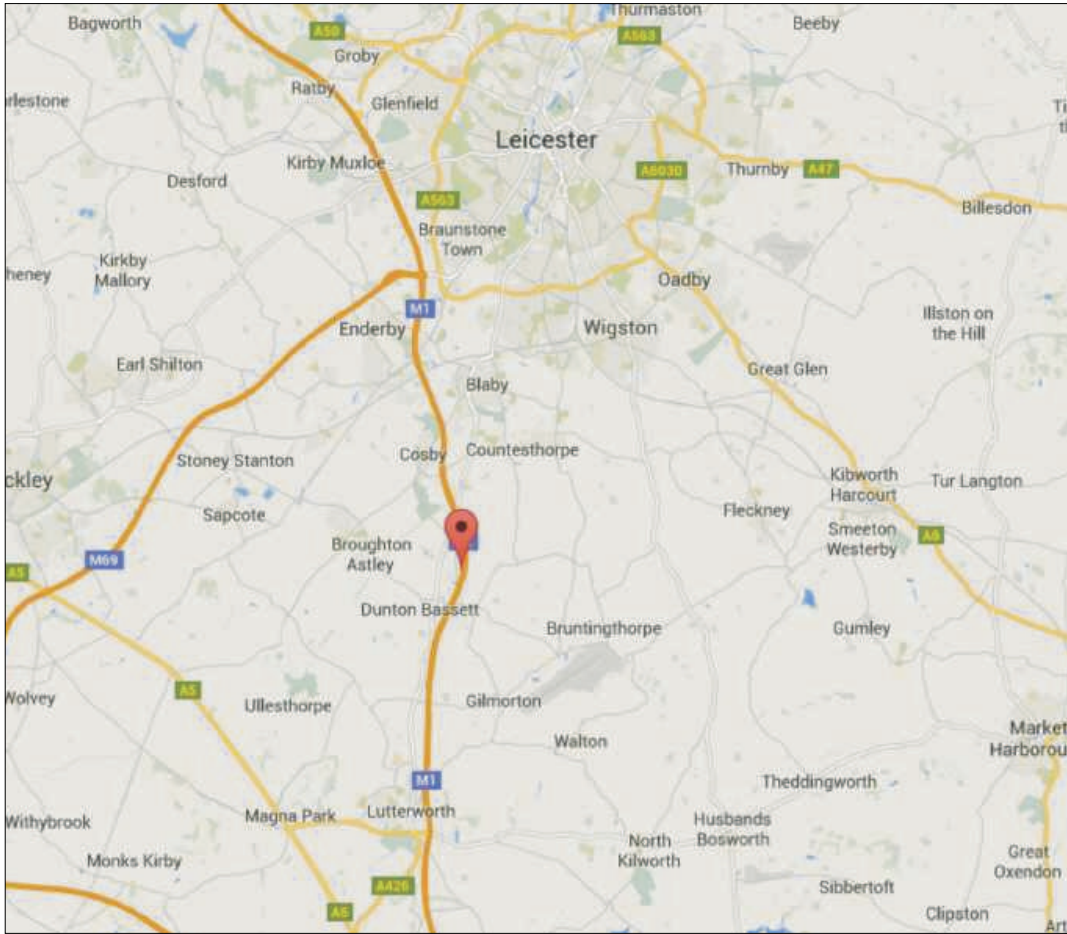
Strictly by appointment with the Agents only.

Please contact: **Wells McFarlane**

T: 01455 559030 | **E:**

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