



First Floor Office (2,500 Sq. Ft.)

Pera Business Park | Nottingham Road | Melton Mowbray | Leicestershire | LE13 0PB



YOUR PROPERTY EXPERTS

Property at a glance

- High Quality Office Space to Let
- Ranging from 200 sq. ft. - 2,500 sq. ft.
- Newly Refurbished Accommodation
- Flexibility on the Partitioning of the Office Space
- Let Empty or with Office Furniture
- Access to Communal Kitchen & Male & Female WC's
- Energy Rating Pending
- Key Fob Entry 24/7
- Secure Parking
- Located on a Managed 9 acre Business Park
- Discounted Meeting Rooms
- Broadband & Phone Line Arranged at Cost
- Reception Services Included

Rent: £35,000 pa

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Property Information

A high quality and modern office space available for immediate occupancy. The space available has been fully refurbished with flexible sizes available from as little as 200 sq. ft. to approximately 2,500 sq. ft. The office can be partitioned to meet requirements and has new decoration and flooring and can either be let empty or with quality office furniture. The offices are located off a welcoming reception area and all have access to a kitchen and both male and female toilets as well as a cafe located in the Pera tower, a gym and both informal meeting areas located around the building and grounds or by booking a high quality conference or meeting room of varying sizes to suit requirements. The conference meeting facilities are available at a discounted rate for the occupants at the business park. The specification of the office includes T5 lighting, category 5 cabling, new decoration and flooring as well as flexibility on the internal division of the office space to suit requirements.

Pera Business Park

Pera is a modern high quality business park set within 9 acres of established grounds and providing an abundance of secure parking. The park is accessible 24/7 and is located within the heart of the East Midlands in Melton Mowbray. Melton Mowbray is known as the rural food capital and has strong agricultural ties within an established and active farmers market. The Pera business park is home to over 50 companies, all benefitting from the advantages of renting in a serviced office environment. Within the adjacent Pera tower there is a large and welcoming reception with receptionists providing front of house services, there is a cafe which provides hot and cold food and drinks as well as catering services and an informal meeting point. There is a gym on site and a number of informal seating areas around the buildings and grounds as well as high quality meeting and conference rooms which are available to hire at a reduced cost as well as a mail service and recycling systems.

Services

As part of the rent a number of services are included such as business rates, gas, electricity and water, communal cleaning and removal of waste and recycling, maintenance of the 9 acre site, building maintenance and building insurance as well as unlimited parking, secure key fob entry to the buildings 24/7 and reception services including mail delivery and collection.

Available

Space available 2,500 sq. ft.

Lease

The properties are available with flexibility in mind beginning with 200 sq. ft. of space aimed at start-up businesses right up to 2,500 sq. ft. The properties are available on a minimum 1 year term, paid quarterly in advance with 2 months rent as a deposit. Business rates and services are included within the rent.

Viewing & Information

Viewing is strictly by appointment only. Please contact Melissa Hopson at Bentons for further details or to arrange a viewing - 01664 563892 or email melissah@bentons.co.uk.

Location:

Melton Mowbray is a thriving market town offering excellent local shopping and schooling facilities with the added benefit of being within easy commuting distance of the surrounding centres of Leicester, Nottingham, Loughborough, Grantham, Oakham and Stamford. Superb private schooling is available at nearby Oakham in addition to the Loughborough Endowed Schools, Ratcliffe College and Leicester Grammar School. The town is situated on the Leicester/Peterborough/Stansted railway with an excellent intercity service to London available from both Grantham and Leicester (approximately 1 hour).

Directions:

On entering Melton Mowbray along Nottingham Road, the entrance to the Pera Business Park can be found situated on the left hand side opposite the entrance to Sainsburys on the right hand side.





EPC

