



# Fifth Floor Office (1,400 SqFt.)

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



YOUR PROPERTY EXPERTS

If you're looking for a 20-person office to settle into, there's one available in 8-weeks. This 5th floor office, with a bird's eye view of the town, will be refurbished before you move in – so it'll look something like this existing client office. The office is being offered with 6-months' rent at half price – so, £1,166 a month, plus VAT, fully inclusive and thereafter, £2,333 a month, plus VAT, based on a 2-year lease. This office is unfurnished, so you can style it to suit your own business.

#### Property at a glance

- All-inclusive prices - no hidden costs
- Flexible terms - simple licence agreement
- 24-hour access
- Free parking for more than 400 cars
- Meeting rooms and conference facilities
- On-site IT support
- Located on a managed 9-acre Business Park
- Home to more than 100 companies enjoying a flexible approach to renting

**Rent: £1,166 PCM**

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## Rent

Monthly rent, plus VAT, is an all-inclusive price, which means there are no hidden costs.

Rent includes: Business rates, gas, electricity and water, grounds maintenance, security, buildings insurance, office cleaning, reception services which includes the delivery and collection of your mail to and from reception, car parking, mobile broadband, office flooring, 24/7 access and preferential rates on meeting rooms. More than 100 businesses have their offices based at the Park – all part of a supportive and dynamic working environment.

## Terms

Terms are flexible. Offices are available under a simple licence agreement for twelve-months or, a tailored lease for a longer-term of two years or more.

## 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.

## 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).







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