



# Office One - Fifth Floor

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



YOUR PROPERTY EXPERTS





# Office One - Fifth Floor

## Property at a glance

- Fifth Floor Office with Superb Views
- Rent - £12,500 per annum
- Divided into Three Offices
- One Large Office with Two Good Sized Offices Situated Off
- 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 70 companies enjoying a flexible approach to renting

Rent: £12,500 p.a. plus VAT

There's a healthy mix of local, national and global businesses working out of Pera's prestigious business park. All part of a supportive and dynamic working environment.

Set in 9-acres of beautifully landscaped gardens, the location is secure, as is the free parking for more than 400 cars. There's the availability of modern meeting rooms and conference facilities as well as a serviced reception, on-site IT support, a cafe and gym.

## Office Accommodation

Accessed from the ground floor in the large and impressive communal reception, there are stairs or lift access to the fifth floor landing with secure fob entry into the office.

### Large Central Office

**27'2" (8.28m) x 14'9" (4.5m) max - 10' (3.04m) min**

With full carpeted flooring, high ceilings with LED lighting inset, picture windows to the full width of the elevation enjoying superb elevated views out across Melton Mowbray town centre and beyond. Ample power points, and telephone points and access off to:

## Office One

**14'1" (4.3m) max - 9'11" (3.02m) min x 12'9" (3.89m)**

Ideal manager's office with full carpeting, high ceiling with LED lighting, multiple power points and telephone points, glazing into the main office and part glazed door.

### Office Two/Meeting Room

**16'1" x 9'7" (4.9m x 2.92m)**

A flexible space ideal as a meeting room or a further separate office with carpeting, LED lighting to the ceiling and high glazed windows connecting between this room and the main office space.

## Common Facilities

The office has access to a kitchenette and Male & Female WC's adjacent to the office on the same floor. There is access to an extensive range of facilities including the cafe located on the first floor, an on-site gym, a multitude of formal and informal meeting and break-out areas as well as the nine acre leafy grounds which the building is set within.







### **Pera Business Park**

Pera Business Park is a modern, high quality park set within 9 acres of established and maintained grounds and also provides an abundance of secure car parking. The park is accessible 24/7 and is located within the heart of the East Midlands in Melton Mowbray and in particular the site is closely located to Melton Mowbray town centre, amenities and transport links. The town is known as the rural food capital and has strong agricultural ties with an established and active farmers market. Pera Business Park is now home to over 60 companies, all benefitting from the advantages of renting in a serviced office environment. Within the main Pera tower, there is a large and welcoming reception with receptionist providing front of house services, there is a cafe which provides hot and cold food and drinks throughout the day as well as catering services for events and meetings. Also situated on site is a gym and areas of informal seating areas and break-out areas around the building and grounds.

### **Flexible Terms**

Offices are available under a simple licence agreement.

### **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. Business rates and services are included within the rent.

Please note VAT is payable on top of the rent

### **Conference Facilities**

There are high quality meeting and conference rooms which are available to hire at a much reduced rate. The conference facilities range from smaller high tech meeting rooms to a large hall capable of housing several hundred delegates.

### **Renting Office Space**

All-inclusive means your monthly rental costs, will include all of this:

- Business rates
- Gas, electricity and water
- Grounds maintenance
- Security
- Buildings insurance
- Cleaning – your office and shared areas
- Reception services – which includes the delivery and collection of your mail to and from reception
- Car parking
- Office furniture and flooring
- 24/7 access
- Preferential rates on meeting rooms

So, all that's left to pay are your consumables.

### **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](mailto:melissah@bentons.co.uk).

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### **Technology**

Pera has an on-site IT team available to provide IT support as well as offering tailor made packages to suit individual occupants needs. Broadband and phone lines are also available to the building at an additional cost.

### **Inclusive Services**

As part of the rent, a number of services are included such as business rates, heating, electricity and water, communal cleaning and removal of waste and recycling, exterior maintenance and interior maintenance of the building as well as the 9 acre grounds. It also includes the buildings insurance as well as unlimited parking within the car park which has approximately 400 car parking spaces. There is a secure key fob entry system into the building with 24/7 access. Reception services including mail delivery and collection is also included within the monthly rent.

### **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:**

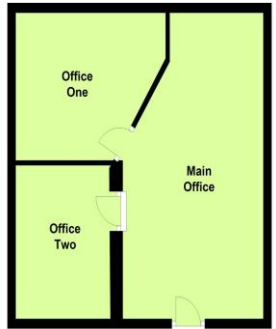
On entering Melton Mowbray along Nottingham Road, the entrance to the Pera Business Park can be found situated on the left hand side opposite the entrance to Sainsburys on the right hand side.







Ground Floor



Bentons specialise in the marketing of quality homes throughout Leicestershire and Nottinghamshire. For confidential and personal valuation advice call Residential Partner James R. Warne BSc. UES. With 26 years of local market knowledge backed up by a team of 28 professional staff and the very latest in technology, James is delighted to offer free Marketing Advice. He will discuss all aspects of selling your home to include 3 different marketing strategies to suit you, from his "Discreet" marketing service to "Low Profile" or full marketing, the choice is yours.

#### EPC RATING

N.B. All measurements are approximate. These Sale Particulars have been prepared by BENTONS upon instruction of the Vendor(s). Services, Fittings and equipment referred to within the sales particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the prospective Buyer(s) must make their own enquiries regarding such matters. These particulars are intended to give a fair description but their accuracy is not guaranteed. Nor do they constitute an offer or contract.

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