



ASTLEY
GRANGE
FARM

To let - Ground Floor Rural Offices 845 sq ft NIA

Office 3 Astley Grange Farm, Back Lane, East Langton

www.wellsmcfarlane.co.uk

 **WELLS MCFARLANE**
Chartered Surveyors and Property Consultants

Ground Floor Rural Offices 845 sq ft NIA

Office 3 Astley Grange Farm, Back Lane, East Langton

TO LET

£10,135 Per annum

- Character Offices
- Rural location
- Ample parking
- Kitchen and WC
- Approximately 845 sq ft NIA
- Flexible Lease Terms
- SAT NAV: LE16 7TB



 **WELLS MCFARLANE**

CHARTERED SURVEYORS AND PROPERTY CONSULTANTS

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

T: 01455 559030 F: 01455 558529

E: info@wellsmfarlane.co.uk W: www.wellsmfarlane.co.uk

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Location

Astley Grange Farm is situated on the edge of the picturesque village of East Langton, just 3.4 miles from Kibworth and 4.1 miles from the centre of Market Harborough which provides a wealth of local services and a rail connection to King Cross St Pancras in under an hour. The office is also well connected by road, being just 1.4 miles from the A6 and 7.5 miles from the A47.

Description

The office is located in the Astley Grange Farm yard and comprises two principal office spaces with a kitchen and WC to the rear. The office extends to approximately 845 sq ft NIA and benefits from power and data points and a great deal of natural light. Parking is available on site.

Potential storage facility available by separate negotiation.

Business Rates

The Unit is currently being assessed by the Valuation Office Agency and

therefore the rates payable for the Office are unknown at present.

EPC

The EPC has been commissioned and will be available upon request.

Terms

The property will be let by way of a new lease on terms to be agreed between the parties.

Costs

Each party to bear their own legal costs.

Viewing

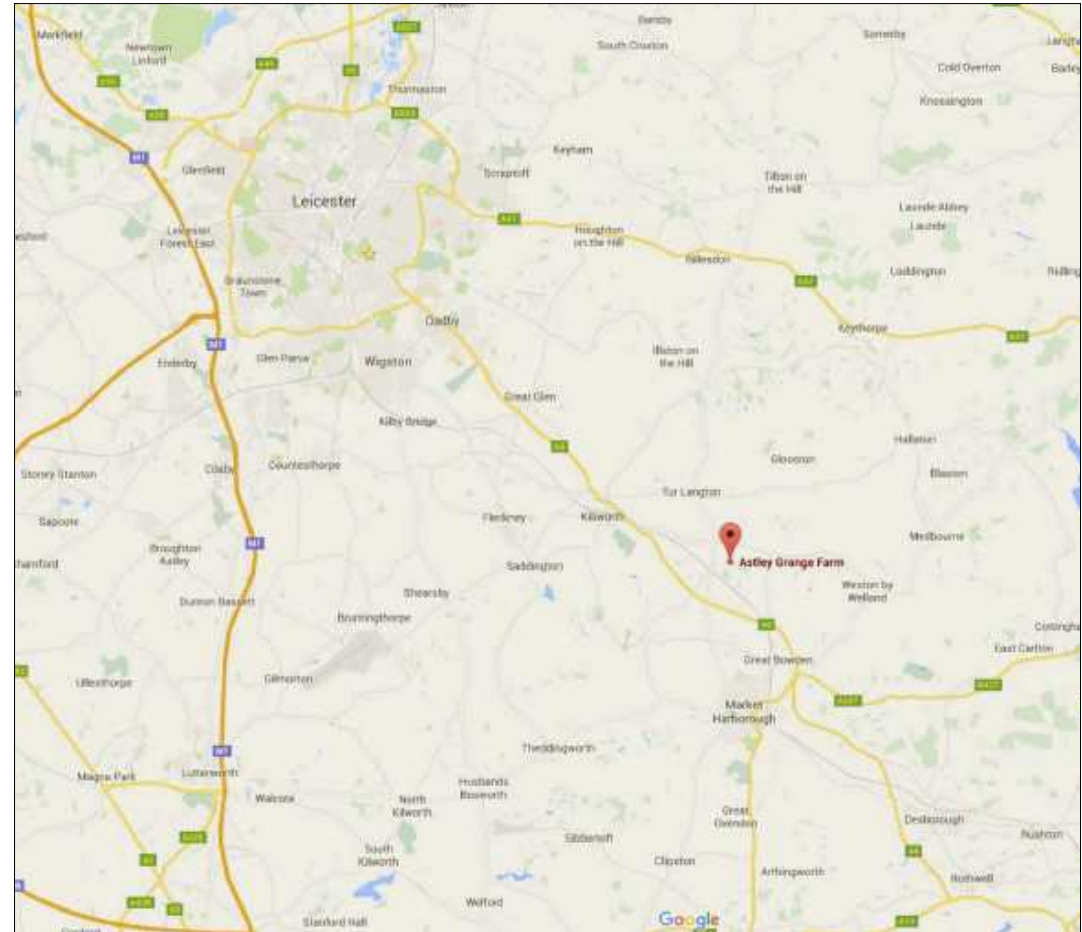
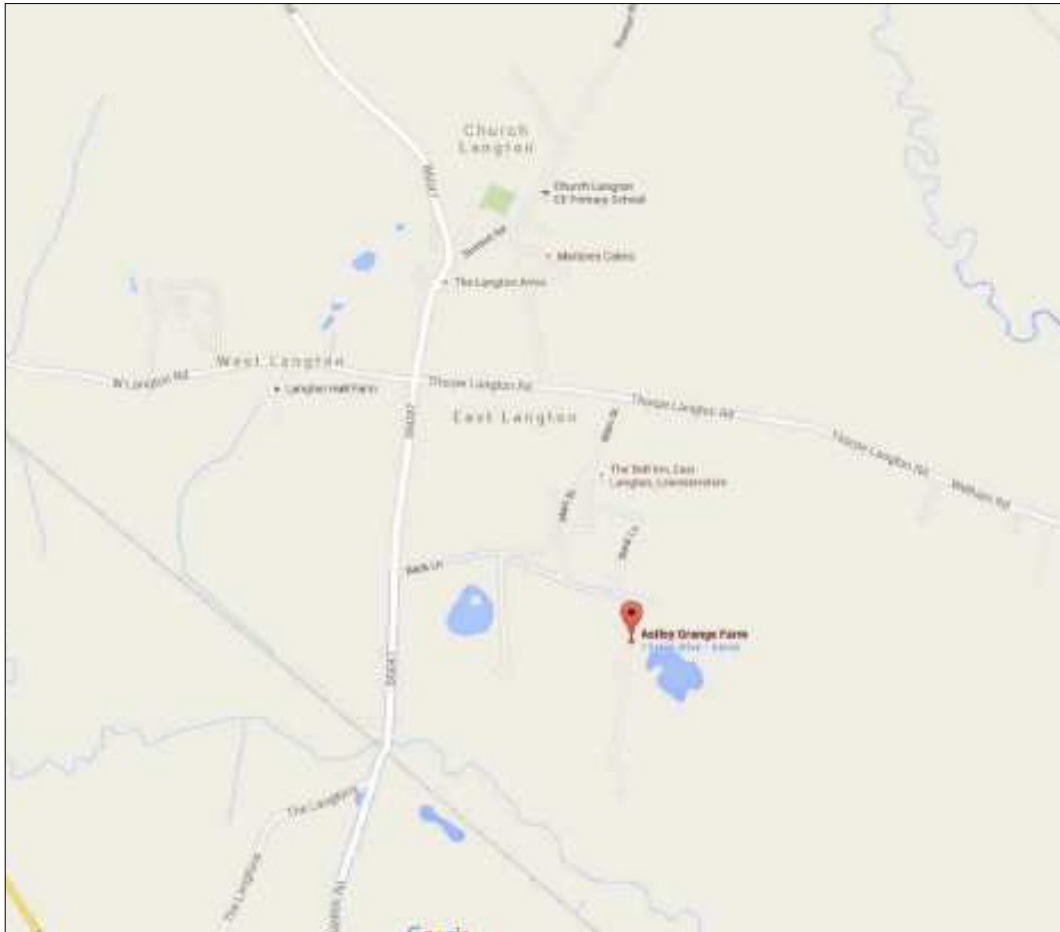
Strictly by appointment with the Agents only.

Please contact: **Wells McFarlane**

T: 01455 559030 | **E:**

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