



To let - Character Offices 1,867 sq ft NIA

Narborough Wood Park, Desford Road, Enderby, Leics

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 **WELLS MCFARLANE**
Chartered Surveyors and Property Consultants

Character Offices 1,867 sq ft NIA

Narborough Wood Park, Desford Road, Enderby, Leics

TO LET

£28,000 Per annum

- Premier business park location
- Fibre Internet available
- High quality character offices
- Self-contained and two storey
- 1,867 sq ft NIA
- Kitchen, shower, WCs
- 8 allocated car parking spaces
- Additional guest parking available
- SAT NAV ref: LE19 4XT



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 **WELLS MCFARLANE**

CHARTERED SURVEYORS AND PROPERTY CONSULTANTS

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Character Offices 1,867 sq ft NIA

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Location

Narborough Wood Park is an established Business Park which occupies an unrivalled location west of Leicester benefiting from superb transport links with Junction 21 of the M1 and Junction 3 of the M69 both located within 3 miles of the Park and the A47 less than 1 mile away. The village of Enderby and its comprehensive facilities is located within easy reach along the B582 Desford Road and Fosse Park is within 3.5 miles.

Description

A self-contained end of terrace two storey office property built to a very high standard and in keeping with the traditional style of the farm building conversions at the business park. The office benefits from solid floors, perimeter power, LG3 lighting, meeting room, WCs, shower facilities, kitchen, an impressive hall and galleried landing and good storage.

Accommodation

Ground Floor: Entrance reception with access to an open plan office and meeting room, WCs and shower and kitchen with stairs and galleried landing leading to:

First Floor: open plan offices with exposed beam vaulted ceiling and boardroom/ meeting room.

Total Net Internal Floor Area: 1,867 sq ft

Business Rates

The Valuation Office Agency website lists the property as having an April 2017 rateable value of £20,250.

Terms

The office is available to let on new a full repairing and insuring lease direct with the Landlord on terms to be agreed.

EPC

The property has a current EPC rating of F. A copy of the certificate is available upon request.

Prior to commencement of a new Lease the Landlord will undertake improvements to the property in order to comply with the Minimum Energy Efficiency standards.

Costs

Each party to bear their own legal fees.

Viewing

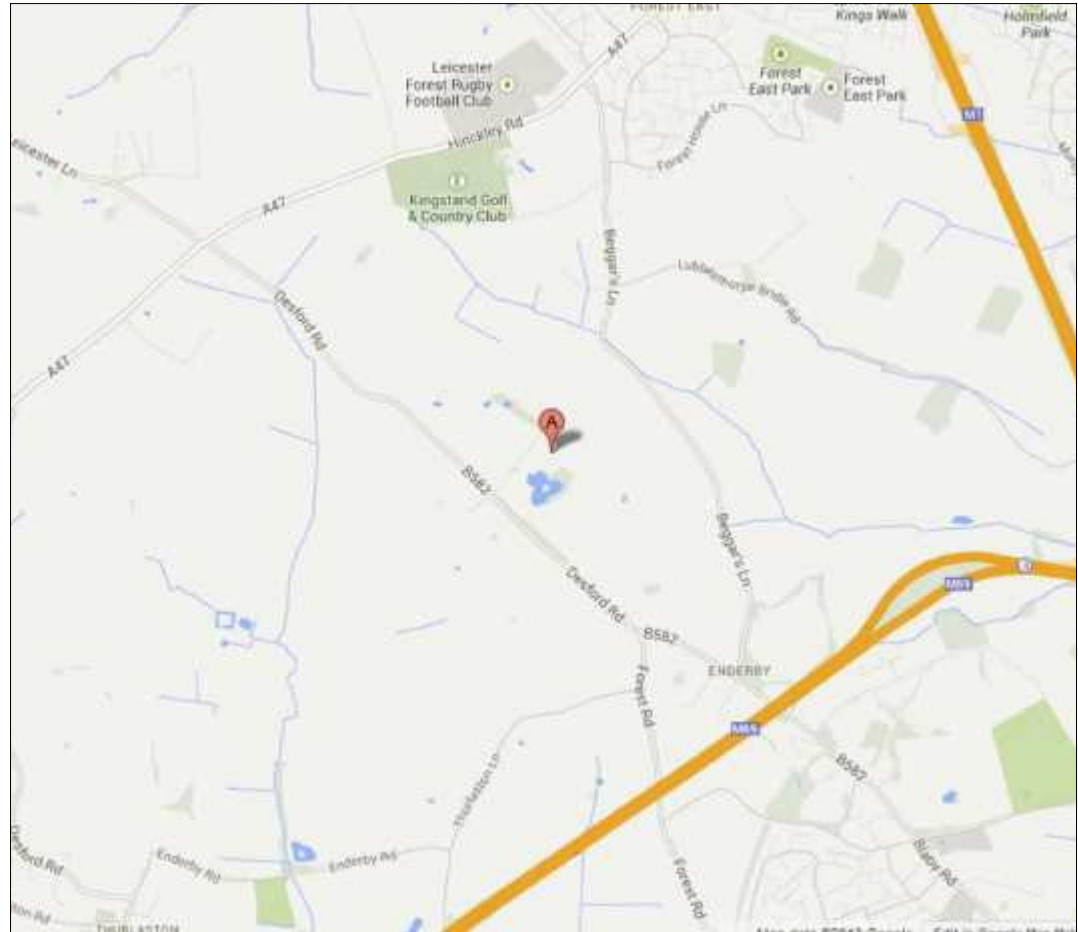
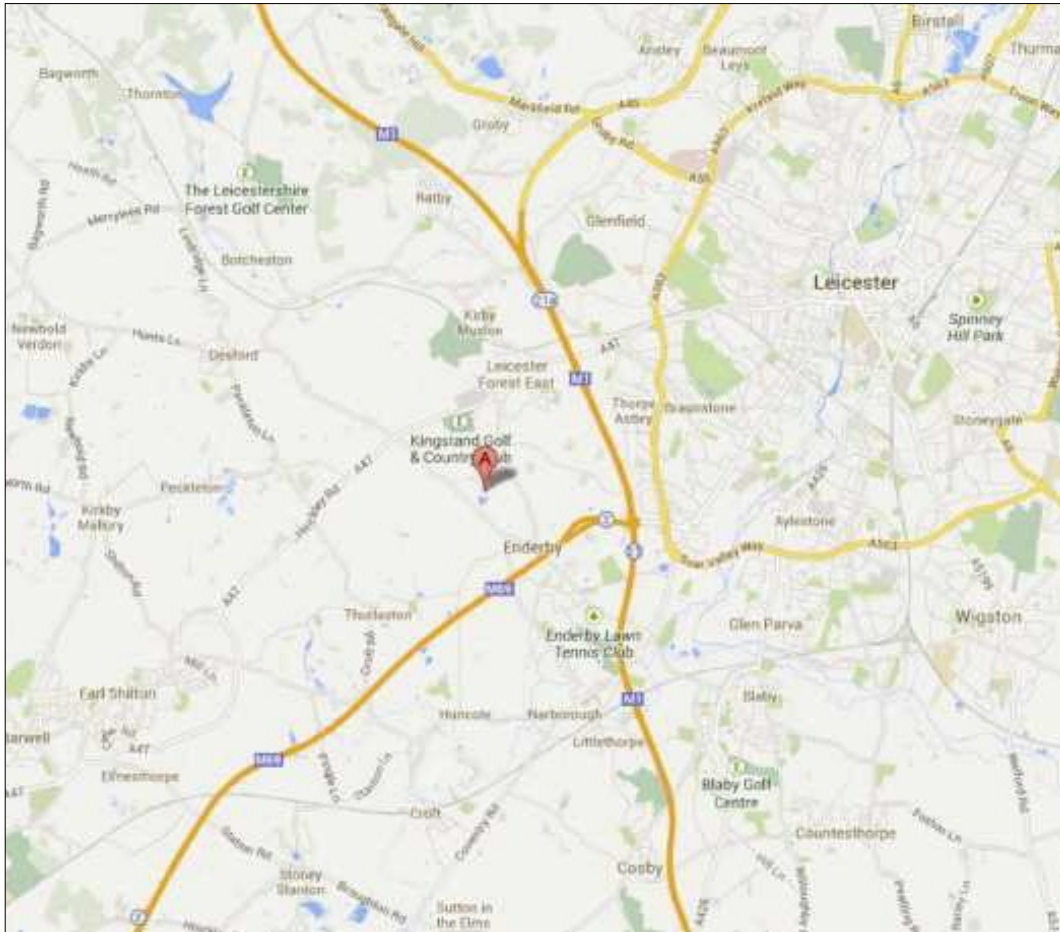
Strictly by appointment with the Agents only.

Please contact: **Wells McFarlane**

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