



To let - First Floor Offices - 1,401 sq ft NIA

Bridge Farm, Holt Lane, Ashby Magna, Lutterworth

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 **WELLS MCFARLANE**
Chartered Surveyors and Property Consultants

First Floor Offices - 1,401 sq ft NIA

Bridge Farm, Holt Lane, Ashby Magna, Lutterworth

TO LET

£16,500 Per annum

- Rural Office Business Park
- First Floor Offices
- Heating/ cooling system
- Superb internet connectivity
- Mostly open plan with meeting room/data room
- WCs
- Ample Parking
- SAT NAV ref: LE17 5NJ



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 **WELLS MCFARLANE**

CHARTERED SURVEYORS AND PROPERTY CONSULTANTS

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

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Location

Bridge Farm is located in a beautiful rural setting just off the A426 which links Lutterworth and Leicester and approximately 7 miles north of J20 of the M1.

Description

Office 1 is a self-contained first floor office. The office benefits from a shared entrance lobby with male and female WC's and is currently arranged as an open plan office with a separate store/server room which could easily be converted to a good sized meeting room. The offices benefit from a heating/ cooling system, perimeter trunking with multiple power and data points and cat 2 lighting.

Business Rates

Office 1 at Bridge Farm has a Rateable Value of £12,500 according to the VOA website. In order to determine what Business Rates are actually payable please contact Harborough District Council on 01858 828282.

EPC

A copy of the certificate and report is available.

Terms

The office is available to let by way of a new lease direct with the Landlord. The lease will be on a full repairing and insuring basis.

Costs

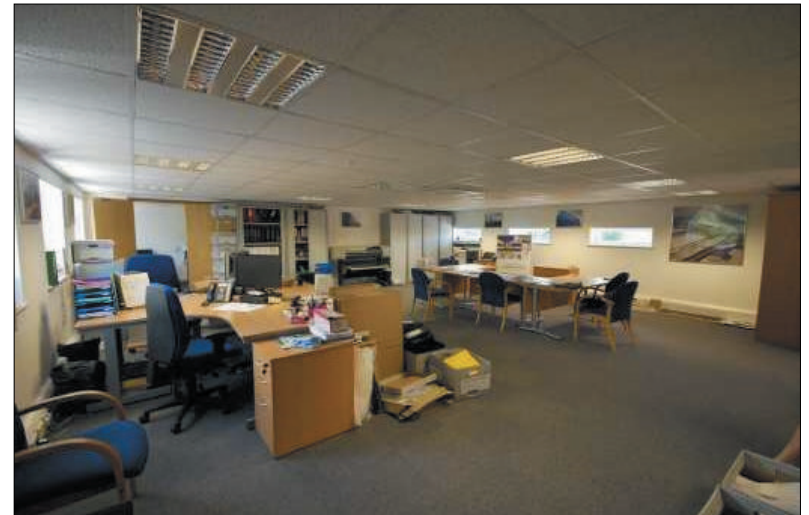
Each party to bear their own legal costs. The quoting rent is £16,500 per annum plus VAT.

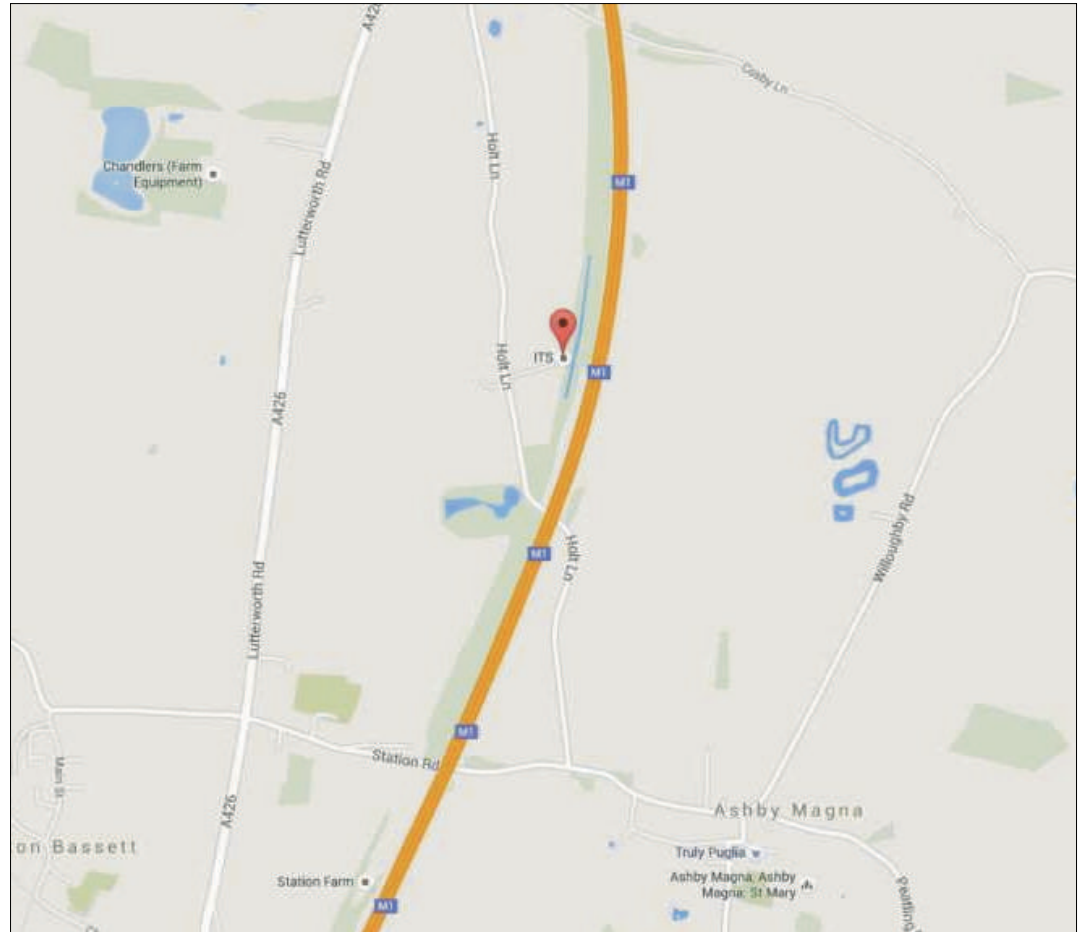
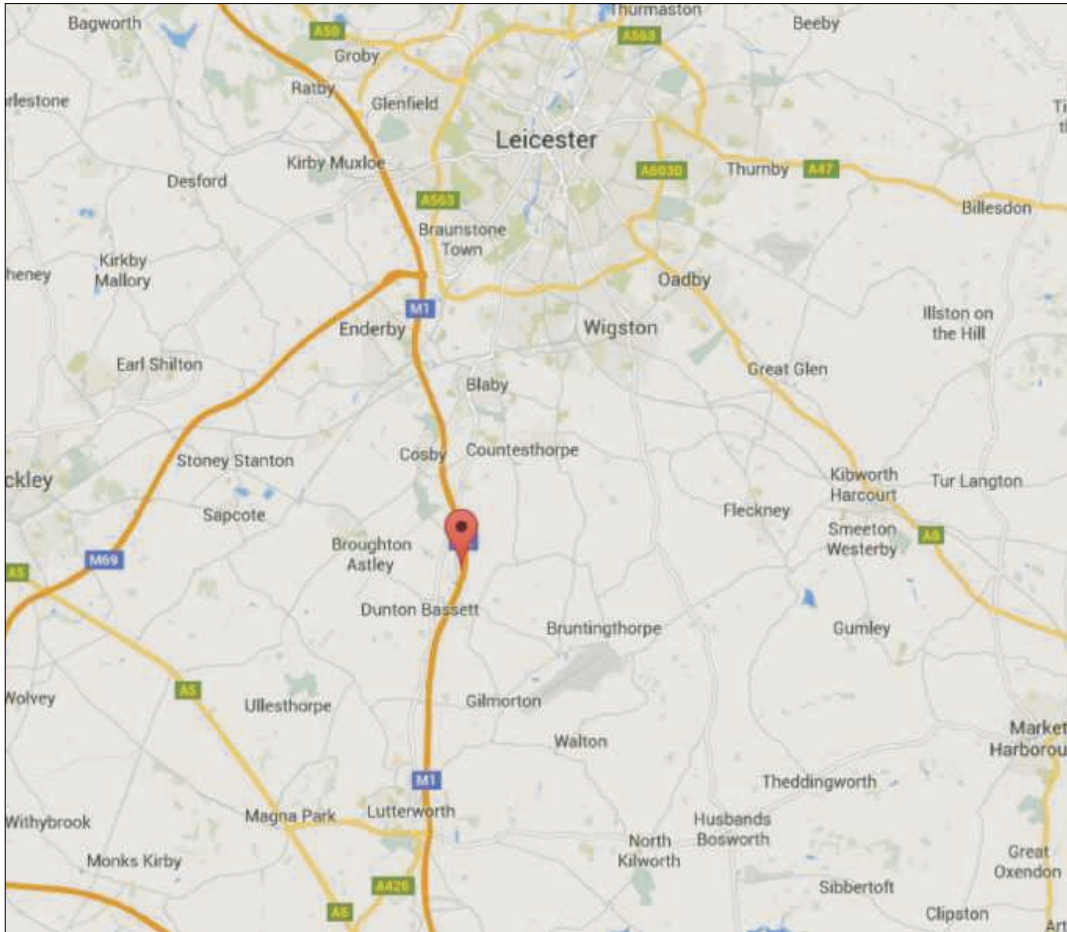
Viewing

Strictly by appointment with the Agents only.

Please contact: **Wells McFarlane**

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