



Burrough Court

Burrough Court, LE14 2QS

30m x 17.5m Self Contained Offices

5,560 Sq ft

5,560 sq ft

(516.54 sq m)

- Open Plan plus 2 Meeting Rooms
- First Floor with Ground Floor communal Reception
- Renewable energy with solar power and biomass heating
- 22 acre Business Park with on site Coffee Shop and gym
- Rateable Value of just £11,750 [rates inclusive deals are available]

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Summary

Available Size	5,560 sq ft
Rent	£56,400 per annum
Rates Payable	£1.05 per sq ft
Rateable Value	£11,750
Service Charge	£6,000 per annum Service charges are paid quarterly to include CCTV, all communal facilities, Ground Maintenance, Snow Clearance etc. The Service charge for Unit 21.3 has been set at £1,500 + VAT, per quarter. Electricity, heating from the biomass boiler, water and Internet will be charged in addition.
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (51)

Description

Situated on the mezzanine deck of a portal framed building the offices measure approximately 30m x 17.5m plus Ground Floor reception and Wc's. High insulation to walls and ceiling. Biomass heating. 3 phase electricity.

Access to the 1Gb ultrafast broadband is available by separate agreement

Location

This FF Office is within the Burrough Court Business Park in rural Leicestershire.

Being situated just outside Melton Mowbray, Burrough Court is perfectly situated to offer the peace and tranquillity of a rural location but remains well situated for easy access to many of the regions main Cities and Towns. Oakham, the county town of Rutland is within 8 miles, Stamford and the A1, Grantham, Leicester (M1 and M69) are within 20 miles and Peterborough, Nottingham and East Midlands airport are within 35 miles.

Accommodation

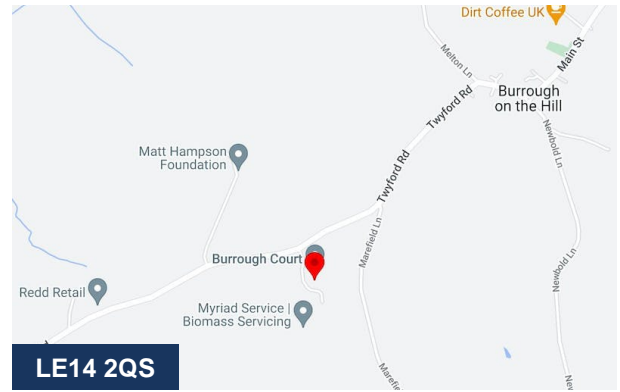
Name	sq ft	sq m	Availability
1st - First floor open plan office space	5,560	516.54	Available
Total	5,560	516.54	

Accommodation

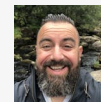
Substantially open plan with a First Floor area of approximately 5,560 Sq Ft, there are 2 internal offices partitioned as meeting rooms, Ladies and Gents Wc's to the First Floor as well as the Ground Floor.

Amenities

Amenities at Burrough Court include use of all communal space, with some well landscaped courtyards to the open lawn area with picnic tables. There is an on-site gymnasium open from 7am to 7pm for all occupiers and use of the gym is built in to the rental agreements. There is an on-site cafe near the main Office reception



Viewing & Further Information



Ben Freckingham

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Services

All services are on site and some payable in addition. Access to the 1Gb lease line for internet is available (Subject to fair useage).

Terms

Standard 5-year lease with No breaks. Rental level to be agreed once the overall space requirements have been confirmed. Rental is payable quarterly in advance plus VAT. 3 Months´ rent deposit required.

Outgoings

We are advised that the Rateable Value for the Offices is £11,750. Any Business rates payable are paid directly to Melton Burrough Council

VAT

Vat is payable on the rent, service charge and any other services provided by the Landlord.

Service Charge

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Parking Notes

Burrough Court has ample on-site parking free to all Office occupiers and their visitors. There is also a separate visitors car park for guests or day delegates using the meeting rooms. Parking is not allocated as there are over 120 spaces.

Viewing

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com