



Burrough Court Business Park

1 Burrough Court, Burrough on the Hill, Melton Mowbray, LE14 2QS

Burrough Court Business Park - Serviced Offices To Let

Lodge 2 - £650 + Vat

Lodge 4 - £550 + Vat

Office 16 - £1,150 + Vat

192 to 467 sq ft

(17.84 to 43.39 sq m)

- High quality office spaces
- On site cafe - The Larder
- Access to 1GBps leased line
- Electric car charging facilities
- Access to on site GYM and classes
- Serviced office space inclusive of utilities & service charge
- Unrestricted parking
- Professional business hub

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Summary

Available Size	192 to 467 sq ft
Rent	£550 - £1,150 per annum
Business Rates	Upon Enquiry
Car Parking	Extensive parking availability
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A (13)

Description

Burrough Court serves as a professional business and leisure hub in the heart of the Leicestershire countryside. The site benefits from hosting various local and commercial operators, offering services that foster a community atmosphere. The available offices are self-contained, featuring some communal aspects.

Lodge 2 - First floor office for up to 4 people

Lodge 4 - First floor office for up to 2 people

Office 16 - First floor office for up to 6 people

Access to kitchenettes and welfare facilities including disabled WC 's are available to all residence on site.

Location

Located in the heart of Leicestershire countryside, just 6 miles from Melton Mowbray, 8 miles from Oakham and 15 miles from Leicester.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Office 16	467	43.39	Available
1st - Lodge 4	192	17.84	Available
1st - Lodge 2	244	22.67	Available
Total	903	83.90	

Viewings

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

Terms

Minimum 12 month lease. Rent payable monthly in advance plus VAT.

Meeting Rooms

Additional meeting room space can be provided for and includes Wi-Fi and a smart TV, this additional service is booked in advance and charged at £25 per hour +Vat.

Business rates

Rates are payable directly to Melton Borough Council. The property, if a sole business premises may qualify for small business rates relief.



Viewing & Further Information

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