



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

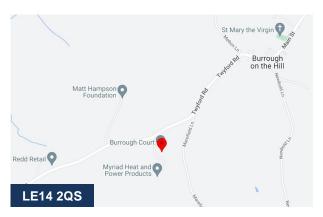
Minimum 12 month lease. Rent payable monthly in advance plus VAT.

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 quality for small business rates relief.







Viewing & Further Information

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