



TO LET

RURAL OFFICE PREMISES

Grooms Cottage, Misterton,
Lutterworth, LE17 4JP

Located in the picturesque hamlet of
Misterton, with views over the
countryside to the rear



Comprising several executive offices
and meeting rooms, with kitchen and
WC facilities



Car parking for 10 cars



Excellent access to the M1 Motorway



NIA - 1,260 sq ft (117.0 sq m)



LOCATION

The property is located in the picturesque hamlet of Misterton, being situated at the end of a private driveway amongst other period buildings including The Old Rectory and Misterton Manor.

Misterton itself lies adjacent to junction 20 of the M1 motorway and the town of Lutterworth is situated on the opposite side of the M1, whilst the main road serving Misterton, the A4304, leads towards Market Harborough to the east and the A5 to the west.

DESCRIPTION

The property essentially comprises of a link detached office premises, which have been modernised to provide several individual offices & meeting rooms at both ground and first floor level. These offices benefit from views over open countryside to the rear.

Additionally, there is tarmac parking in a courtyard in front of the property for 7 cars, together with a further 3 spaces just outside the courtyard.

ACCOMMODATION

In more detail, the accommodation comprises the following on a Net Internal Area (NIA) basis:

Ground Floor	Reception Area		0
Ground Floor	Office 1	131	12.17
Ground Floor	Office 2	192	17.84
Ground Floor	Office 3	220	20.44
Ground Floor	Office 4	153	14.21
Ground Floor	Kitchenette	23	2.14
Ground Floor	Female WC		
First Floor	Office 5	131	12.17
First Floor	Office 6	193	17.93
First Floor	Office 7	217	20.16
NIA Total		1,260 Sq Ft	117.05 Sq M

SERVICES

Mains electricity and water are connected to the property. Heating is via a gas propane cylinder fired central heating system, and drainage is to a septic tank.

BUSINESS RATES

As a result of web enquiry only, the entries appearing in the Rating List of Harborough District Council are:

Rateable Value: £9,900

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available to let on a new full repairing and insuring lease, for a term to be agreed, at a commencing rental of £12,600 per annum exclusive. Available from 1st February 2024.

LEGAL COSTS

As is standard, the ingoing tenant will be responsible for the landlord's legal costs incurred in the grant of the lease and rent deposit deed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D(80)

FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

REFERENCING FEE

A referencing fee of £120 (£100 + VAT) will be made to any party making an application to rent the subject property.

VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

SUBJECT TO CONTRACT

NOTE RE: MEASUREMENTS

Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

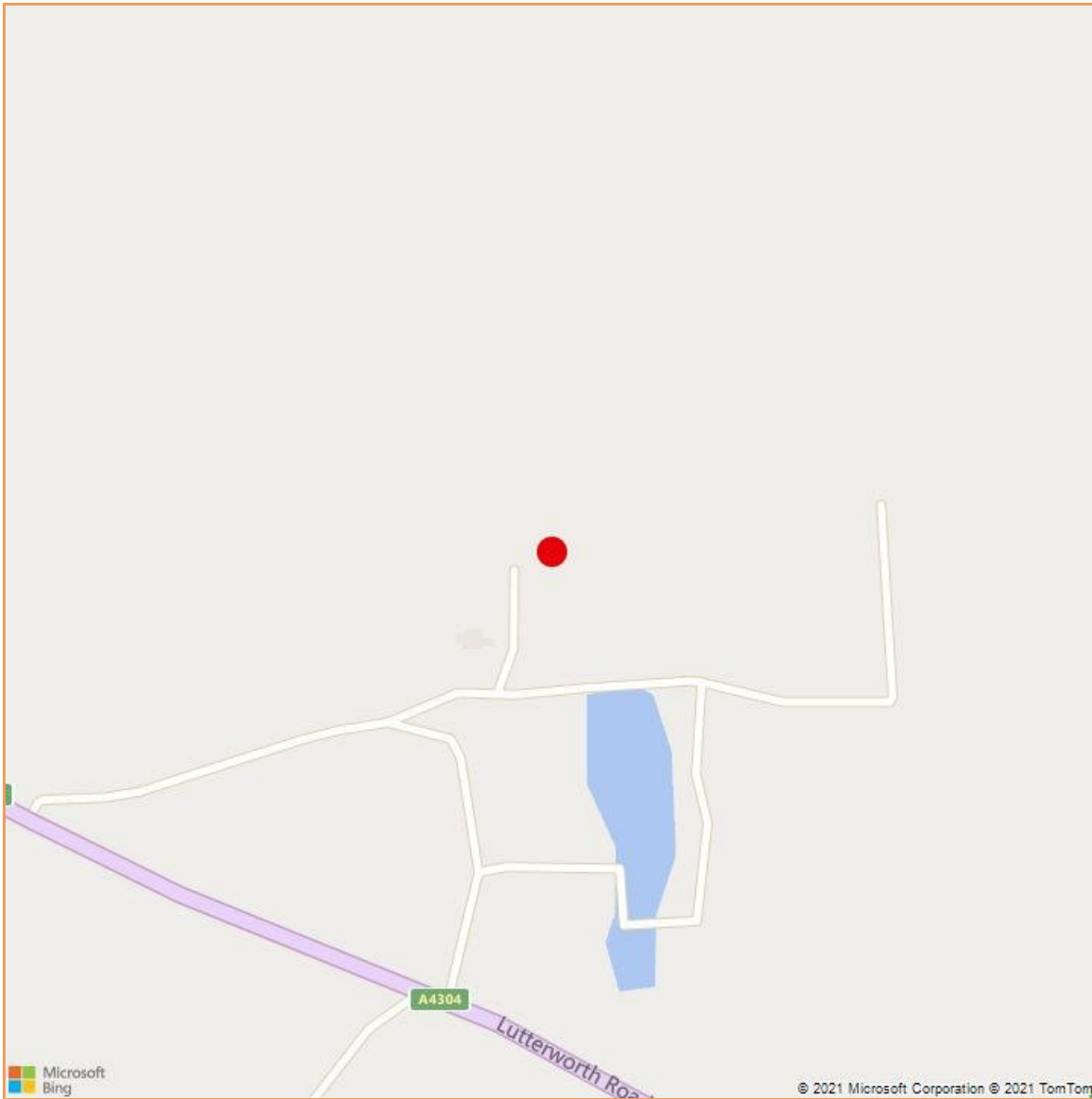
NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.

PLEASE NOTE if you are not represented by an RICS member or other property professional, you must be aware of the Code for Leasing Business Premises, England and Wales and its supplemental guide, which are available from the RICS website (www.rics.org). We strongly recommended that you seek professional advice from a chartered surveyor, solicitor or licensed conveyancer before agreeing or signing any business tenancy agreement.





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