



Pavilion 2, Burrough Court, Melton Mowbray, Leicestershire, LE14 2QS

Burrough Court Business Park Office To Let

Pavilion 2 - 3 to 4 Person Office -
£600 + Vat PCM

Available Immediately

- High quality office spaces - Rent £600 per month + VAT plus utilities
- This office is available immediately and can accommodate up to 4 people comfortably
- On site cafe - The Larder
- Unrestricted parking - Electric car charging facilities
- Access to on site GYM (Separately charged)
- Service charge to apply
- Electricity & Heating are charged in addition

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Summary

Size - 254 sq ft
Rent - £600 per month + VAT plus utilities
Business Rates - RV £4,100
Car Parking - Extensive parking availability
VAT - Applicable
Utilities - Charged in addition
Legal Fees - Each party to bear their own costs
EPC Rating - D

Description

Burrough Court a 22-acre rural business park in the heart of Leicestershire and 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.

Pavilion 2 - Ground floor office suitable for a team of up to four people, Pavilion 2 is a bright ground floor office space set within the landscaped surroundings of Burrough Court,

The office space available to let benefits from access to a 1 GBps high-speed leased line, a shared kitchen and breakout area, and shared parking immediately outside the building, a feature rarely available with offices of this size. It is also dog friendly and just a short walk from The Larder, our on-site coffee shop.

Location

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

Meeting room

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

Terms

A 3 year lease, with a mutual break at 18 months. Rent is payable monthly in advance plus VAT. A deposit will be required.

Utilities & Internet are paid in addition and charged monthly in advance, cost can be confirmed upon request.

Service charge

Service Charge covers, maintenance of security gates, CCTV repair & maintenance, biomass boiler servicing, night-time/weekend security patrols, repair and maintenance of roads and aprons, grounds maintenance, site signage, external lighting of buildings and roads & driveways, snow clearance and road salting plus more.



Viewing and Further Information

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