



Unit 9 Nursery Court, Kibworth, LE8 0EX

FOR SALE

Unit 9

Size: 2,174.00 sqft (201.97 sqm) | **Price:** POA | **Video:**

- High quality self contained office
- Two storey open plan layout
- Raised access floors
- Comfort cooling
- 6 Car parking spaces
- Kitchenette on ground and first floor
- Disabled WC

LOCATION:

Kibworth Business Park is situated on the A6 in Kibworth being approximately 9 miles south east of Leicester City Centre and and 5 miles north west of Market Harborough. The property has excellent road links with J21 of the M1 being just 12 miles away. Market Harborough has a mainline rail station with twice hourly direct trains to London St Pancras International with journey times of approximately 1 hour. Kibworth itself has a range of amenities including a supermarket, restaurants and shops.



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DESCRIPTION:

The property comprises a modern high quality mid-terrace office in a landscaped courtyard environment. The two storey accommodation is open plan and fitted with suspended ceilings, comfort cooling, low glare lighting, carpeting to offices with polished tiles to reception lobby, raised access floors, door entry system, double glazing and blinds to all windows. Male and female/disabled WC's are located on the ground floor together with a kitchenette. Externally there are 6 car parking spaces. The office enjoys views over open countryside. The business park benefits from electronically controlled entrance gates which lock automatically out of hours for additional security with entry facilitated by a key pad code.

FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Ground Floor	1,087.00	100.99
First Floor	1,087.00	100.99
TOTAL	2,174.00 sqft	201.97 sqm

TENURE:

PRICE: POA

SERVICE CHARGE: To be paid by tenant

VAT: VAT is applicable

RATEABLE VALUE:

EPC: Available upon request.

LEGAL COSTS: Each party will be responsible for their own legal costs incurred in the transaction.

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