



**TAMWORTH LODGE
NORTH DRIVE**

WARTNABY, MELTON MOWBRAY, LE14 3HQ

To Let £8,250 per annum

ACCOMMODATION

Tamworth Lodge is one of a pair of modern single storey buildings, nicely converted with quality fittings, in a quiet setting within Friars Well Estate and Business Park, Wartnaby.

Double insulated and fitted with under floor heating, UPVC double glazing, two phone lines, Cat 5 cabling and Cat 2 lighting. There is carpeting throughout. There are two entrance doors at each end of the building, one with a ramped approach.

Net Internal Area: 977 sq ft

Front entrance door leading to:

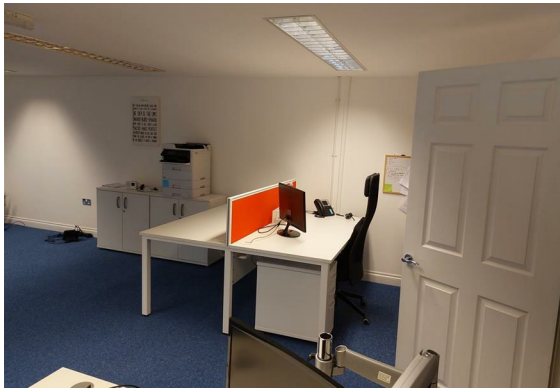
General Office: 17' 6" x 48' 2" (842 sq ft)

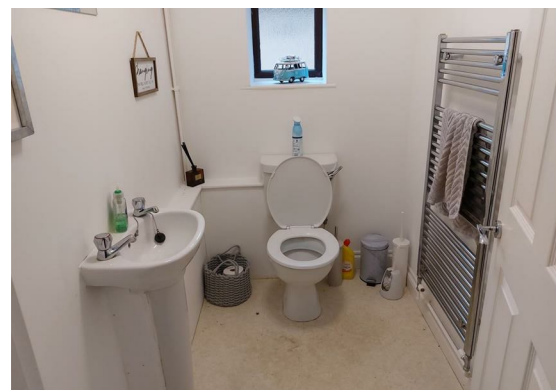
Rear Hall: (40 sq ft) with rear entrance door.

Staff Kitchen: (60 sq ft) well fitted with sink unit, integrated cooker and hob, work surfaces, base and wall units and oil-fired combination boiler.

Double cloakrooms: both with W.C.

Parking: 5 car parking spaces allocated in adjoining yard.





GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

TENURE: Minimum 3-year lease. Opting into the landlord and Tenant act 1954.

SERVICES: Mains electricity, Oil fired heating.

RATEABLE VALUE: The property currently has not been assessed for business rates.

EPC: This building has an Energy Performance Asset Rating Band B ref: <https://find-energy-certificate.service.gov.uk/energy-certificate/0970-2991-0341-3460-3020>

VAT: The letting is currently exempt from VAT.

DIRECTIONS: The property is conveniently accessed via North Drive avoiding Wartonby village Centre.

Services: High Speed internet available onsite.

Location



County Chambers,
Kings Road,
Melton Mowbray
LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
e.danby@shoulers.co.uk
commercial@shoulers.co.uk

EPC: This property has an Energy Performance Rating. The property rating is a "B"

