

MUSSON LIGGINS

BOTTESFORD
**UNIT 1 BELVOIR
BUSINESS PARK**

£15,000
PER ANNUM EXCLUSIVE
173.06 sq m (11,862.82 sq ft)

TO LET

Self-Contained Office Accommodation

 Unit 1, Belvoir Business Park,
Normanton Lane, Bottesford,
NG13 0EL

 0115 941 5241

 william@mussonliggins.co.uk

 mussonliggins.co.uk

GENERAL DESCRIPTION

The subject property comprises a self-contained two-storey office with parking. Internally the property provides well-proportioned office accommodation including office, kitchen, meeting rooms, storage and w/c facilities. allocated parking to the front of the unit.

FEATURES

- ▶ DESIGNATED PARKING
- ▶ CARPETED THROUGHOUT
- ▶ BUSINESS PARK LOCATION
- ▶ GOOD TRANSPORT LINKS



Unit 1,
Belvoir Business Park,
Normanton Lane,
Bottesford, NG13 0EL



LOCATION

The subject property is located within an established industrial development off Normanton Lane on the northern edge of Bottesford.

Bottesford lies approximately 20 miles to the east of Nottingham, which is accessed via the A52, whilst Melton Mowbray is approximately 16 miles to the south, accessed via the A607. The subject property being located within a short walk to the centre of the village.

The village is served by Bottesford railway station on the Nottingham, Grantham and Skegness line. There are also No. 24 and 26 buses, which run to Melton Mowbray at least every two hours, and other services to Grantham and Bingham.

DESCRIPTION

The subject premises comprise of a two storey end terraced office building within Belvoir Business Park.

Internally the property provides well-proportioned office accommodation including office, kitchen, meeting rooms, storage and w/c facilities.

The property further benefits from off-road parking towards the front of the property accessed via Normanton Lane.

Unit 1	M ²	Ft ²
Total Accommodation	173.06	1,862.82



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0115 941 5241



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BUSINESS RATES

Ratable Value: £9,600

This is not the amount you will pay. For further information please contact Melton Borough Council

PLANNING

We understand that the property has Planning Consent for its existing use.

For further information, please contact Melton Borough Council Planning Control Department

EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the existing building's Energy Performance Certificate can be obtained from the Agents

TERMS

The premises are available To Let by way of a New Lease on terms to be agreed

RENT

**£15,000 (Fifteen Thousand Pounds)
Per Annum Exclusive**

SERVICES

We understand that mains gas, electricity and water are connected to the premises.

However, we recommend that interested parties contact the relevant service providers to confirm this.

VAT

Prices are quoted exclusive of Value Added Tax (VAT).

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

CONTACT

Will Cowley Apprentice Surveyor
william@mussonliggins.co.uk



MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

MUSSON LIGGINS



Brigade House 5, Albion Street,
Beeston, Nottingham NG9 2PA



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At Musson Liggins we aim to deliver a personal and professional service you can trust, with clear, practical advice and guidance.

Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.



WILL COWLEY
APPRENTICE SURVEYOR



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