



MELTON MOWBRAY

7 BOWLEY COURT, LE13 1XY

To Let:
£4,500pa

First floor self contained offices of approximately 800 sq ft, well-lit by natural light provided by large windows on three sides with its own quiet entrance off Bowley Court whilst being close to all town centre amenities and public car parking.

Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

Central First Floor Offices

ACCOMMODATION

Spacious and brightly lit self-contained first floor offices with own private entrance, kitchen and W.C. facilities. The office entrance is quietly located off Bowley Court shopping area. Would be ideal for a small firm or branch operation or therapy treatment rooms, subject to planning consents where required.

Net Internal Area: 800 sq ft (74.32 sq m) approx.

The office is originally of open plan design but has been partitioned to give two small private offices or meeting rooms in addition to the main office.

The offices have aluminium double glazing, are carpeted throughout and are to be fitted with new LED lighting.

Entrance Hall: with storage area under stairs and staircase leading to:

Kitchenette: 34 sq ft (3.15 sq m) approx.

W.C.

Stairs to open Lobby area:

Private room 1: 85 sq ft (7.89 sq m) approx.

Private room 2: 91 sq ft (8.45 sq m) approx.

Main Office: 406 sq ft (37.7 sq m) with windows over Windsor Street and Bowley Court.

Outside: There is an enclosed bin storage area shared with No.10 Windsor Street.

GENERAL INFORMATION

VIEWING: Strictly by arrangement through Shouler & Son, Wilton Lodge, 1 Wilton Road, Melton Mowbray, Leicestershire LE13 0UJ. Tel:- (01664) 410166

TERMS: A new lease for a term of 3 years is offered on a tenant's full repairing and insuring basis where the landlord will retain responsibility for maintenance of the roof.

VAT: VAT is not currently payable on the rent.

SERVICES: Mains electricity, water (sub-metered) and drainage are connected. The service installations have not been tested by the agents. Prospective tenants should make their own enquiries.

RATEABLE VALUE: £4,300.

EPC: This building has an Energy Performance Asset Rating Band G. Ref: 9821-3067-0435-0300-0125. The full EPC available on request and downloadable from: <https://www.ndepcregister.com/>

Note: The offices are currently unheated and we are advised that the energy rating may be improved by the addition of air conditioning.

Wilton Lodge, Wilton Road,
Melton Mowbray, Leicestershire LE13 0UJ

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