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TO LET

OFFICES IN PRESTIGIOUS LOCATION



SWAN HOUSE **THE PARK** **MARKET BOSWORTH** **CV13 0LJ**

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NOTE RE SERVICES. ELECTRICAL, WIRING AND HEATING APPLIANCES : None of these items have been tested. We would recommend that any interested parties check these items to their satisfaction.

LOCATION

Swan House is an office building located within the grounds of Bosworth Hall Hotel, in a prestigious and attractive location within this historic market town.

Market Bosworth is a historic town of considerable charm and character situated 13 miles to the west of Leicester and 7 miles north west of Hinckley lying at the heart of an area of particularly attractive countryside. The town, which is synonymous with the Battle of Bosworth, is traversed east to west by the B585 which crosses the A447 Hinckley to Coalville road approximately 1 mile to the east. Market Bosworth is an important rural service centre as well as being a tourist centre and a popular residential location.

DIRECTIONAL NOTE

Entering Market Bosworth along The Park, turn right in to the grounds of Bosworth Hall Hotel. Proceed along the driveway passing the hotel car park and the car park relating to Swan House will be observed on the left - an NHS Trust is one of the other occupiers.

DESCRIPTION

Swan House is a dedicated office building and we are able to offer suites at ground & first floor level which will benefit from car parking. There are communal male and female WC facilities, kitchen and also a passenger lift. The offices benefit from double glazed windows.

ACCOMMODATION

Office No	Size		Comments	Rentals p.a.x.	Car Parking Spaces
	Sq ft	Sq m			
A1	377	35.0	1 st floor – 3 rooms	£6,220	2
A6	283	26.2	1 st floor	£4,670	2
A7	215	20.0	1 st floor – 1 room	£3,550	2
A8	229	21.3	1 st floor – 1 room	£3,800	2
A11	617	57.3	1 st floor	£10,180	2
B1	135	12.5	1 st floor	£2,230	2
B2	504	46.7	1 st floor	£8,310	2
B4	301	28	1 st floor	£4,970	2
B5	193	17.9	1 st floor	£3,190	2
B6/7	1075	99.7	1 st floor	£17,740	4
B8	296	27.4	1 st floor	£4,880	2
C9	642	59.6	Ground floor	£10,590	3
D1	132	12.2	Ground floor	£2,180	2
D2	260	24.1	Ground floor	£4,290	2
D3	258	24	Ground floor	£4,260	2
D 8/9/10	1348	125	Ground floor	£22,240	6

Parking arrangements are flexible, and more spaces maybe made available for some offices.

SERVICES

The office suites are heated. There are communal kitchen and WC facilities.

RATES

The suites are not individually rated, we can give an estimate if required

LEASE TERMS

The suites are available to let on new leases. Within the rental the Landlord carries out the following:

1. Maintenance of the main fabric of the building
2. Cleaning of the communal parts, kitchens and toilets
3. Insures the buildings (not the tenant's contents).
4. Provision of gas fired central heating and electricity

Tenants are responsible for their own general rates.

LEGAL COSTS

As is standard the ingoing tenant will be responsible for the landlords legal fees incurred in the grant of the lease.

FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior telephone appointment with the selling agents, Castle Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: (01455) 251771.

Please note: A charge of £58.75 (£50.00 + VAT) will be made to any party making an application to rent the subject property.

VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

NOTE RE: SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested party checks these items to their satisfaction.

SUBJECT TO CONTRACT

NOTE RE: MEASUREMENTS

Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends that you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk.

Revision 2 – BM (Swan House, The Park, Market Bosworth) 23/11/2007