

800 SQ FT  
NEW BUILD  
GROUND FLOOR OFFICE

FULLY  
MANAGED OFFICE



## SPECIFICATION

- Glass frontage
- Fully carpeted
- Suspended ceilings
- T5 lighting
- Cat 5 cabling
- Kitchenette
- Unlimited car parking
- 24/7 accessible site
- Secure key fob entry
- Discounted meeting rooms
- Free Wi Fi for visitors
- Mail delivery & collection
- £0 admin fee

## INCLUSIVE RENTAL FEE

- Rental fee
  - Business rates
- Service charge:
- Gas, electricity and water
  - Daily cleaning and recycling
  - Grounds maintenance
  - Building maintenance
  - Reception services
  - Unlimited car parking
  - Building insurance

## PROPERTY SUMMARY

800 Sq Ft office on the ground floor of the Market View building. This is the second phase of our development project to provide a network of starter offices for small and newly established businesses.

Phase 1 of the development project enabled 8 new companies to move onto the business park allowing them access to all of the business support facilities available on-site and give them a base to grow their business.

These offices are newly constructed offices featuring new carpets and lights with a glazed panel frontage.

Fully secure and located in a large building with toilets, kitchenette, changing rooms, showers and a gym the offices are perfect for a start-up or newly established small company.

The main building, The Tower houses the large reception, meeting rooms and conference centre, mail service and cafe which are available for all tenants of the site to use.

## TENURE

These offices are available for occupancy under a 12 month licence or a full repairing lease upwards of 3 years. One months deposit will be required.

Each party is responsible for their own legal costs.

The rental agreement includes the service charge and business rates, charged monthly in advance.

There is no application fee.

## PERA BUSINESS PARK

If your business is searching for a superb base in the heart of the Midlands, Pera Business Park has the answer for you.

We have an exciting range of space in a variety of configurations including office, industrial, storage and food production.

Set on a 9 acre site in the heart of Melton Mowbray surrounded by green lawns, the business park is home to over 50 companies who enjoy a flexible approach to renting commercial space.

## ADDITIONAL SERVICES

**Broadband** - £45 pcm plus VAT  
100 MB download, 100 MB upload.

**Phone Line** - £7 per line pcm plus VAT+  
BT Standard Business Rate call charges

## VIEWING & INFORMATION

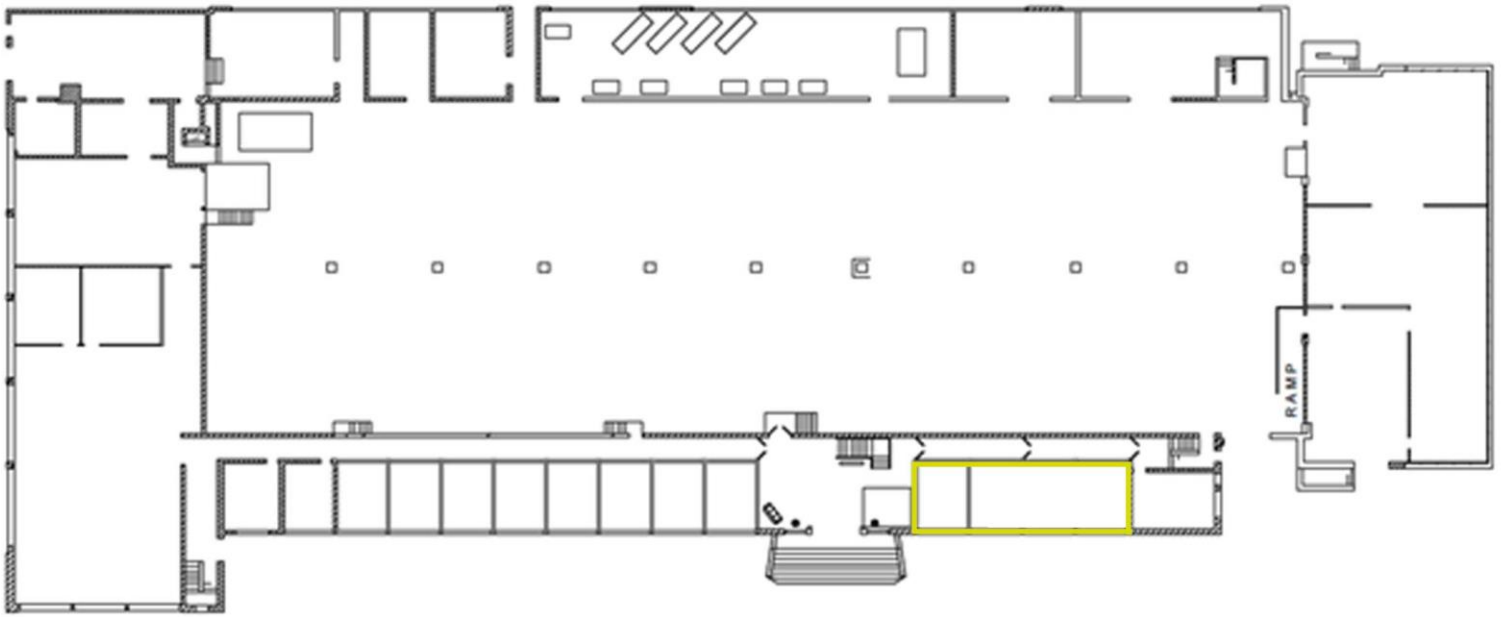
Please contact us to arrange a viewing or if you would like further information. Our latest available properties are advertised on our website.

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**Pera  
Business  
Park**





### TRAVEL DISTANCE: ROAD

Leicester	13 miles
Loughborough	13 miles
Grantham	15 miles
Nottingham	17 miles
Peterborough	35 miles

### TRAVEL TIMES: TRAIN

Leicester	16 minutes
Loughborough	1 hour
Grantham	1 hour 20 minutes
Nottingham	54 minutes
Peterborough	39 minutes
St Pancras	1 hour 30 minutes

### TRAVEL DISTANCE: AIRPORT

East Midlands	19 miles
Coventry	37 miles
Birmingham	42 miles
Sheffield	48 miles
Doncaster	49 miles



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