

## TOWER BUILDING

### 5<sup>TH</sup> FLOOR

1,600 SQ FT | 149 SQ MT



#### SPECIFICATION

- Fifth floor
- 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

1,600 Sq Ft office located on the fifth floor of the Tower building.

The office space comprises of a large open plan area, plus integral smaller offices.

The office has been finished to a very high standard, featuring 3/4 height windows, glass frontage to the integral offices, fully carpeted, air-conditioning and glass partitioning.

#### DIMENSIONS

1,600 Sq Ft | 149 Sq Mt

#### TENURE

The office is available for occupancy under a licence for a 6 or 12 month term or a full repairing lease, upwards of 2 years.

The licence requires one months' notice from either party to terminate.

The lease requires 3 months' notice, typically served on the anniversary of the lease.

Each party is responsible for their own legal costs.

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

#### 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 60 companies who enjoy a flexible approach to renting commercial space.

#### ADDITIONAL SERVICES

Broadband - £45 pcm plus VAT  
40-60 MB download, 10-20 MB upload.

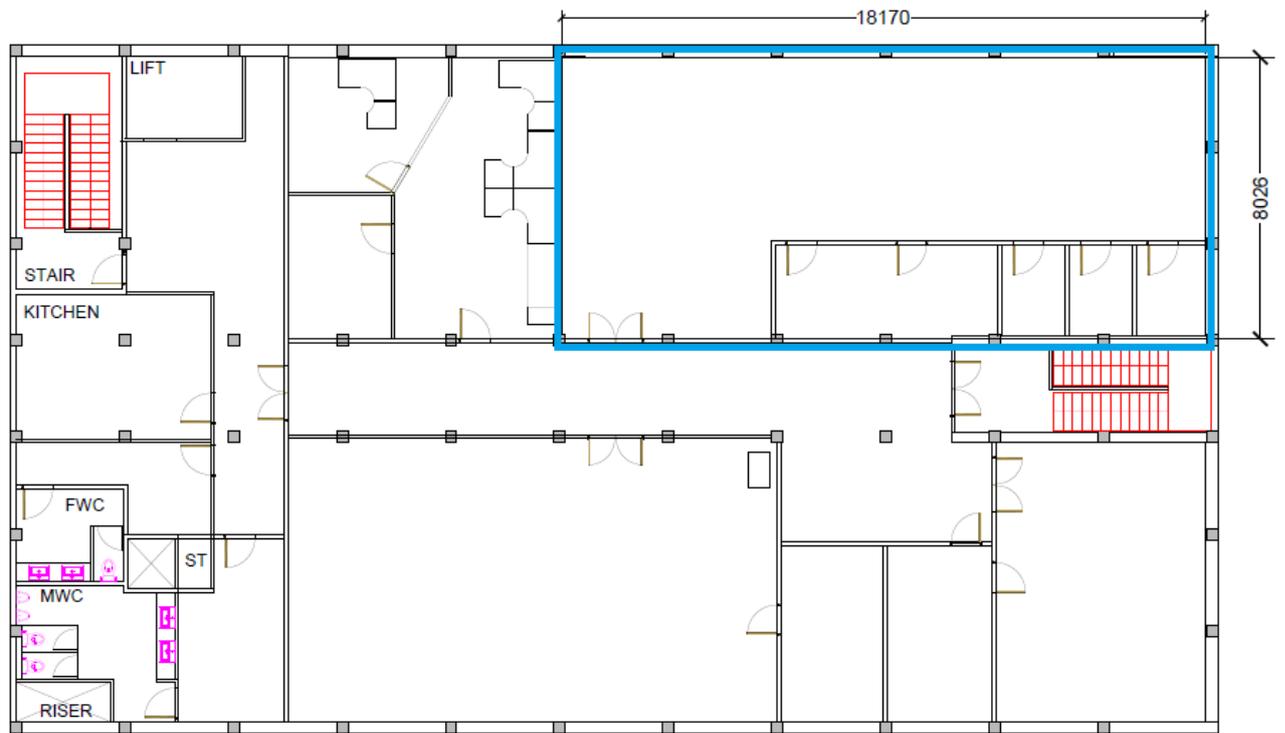
Phone Line - £7 per line pcm plus VAT+  
BT Standard Business Rate call charges.

#### 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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### 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

