

MARKET VIEW GROUND FLOOR 400 SQ FT | 37 SQ MT

AVAILABLE FROM
4TH SEPTEMBER 2017



SPECIFICATION

- Ground floor
- Fully carpeted
- Suspended ceilings
- LED 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

400 Sq Ft office located on the ground floor of the Market View building.

These are newly constructed offices featuring new carpets and lights.

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

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

TENURE

These offices are available for occupancy under a 6 or 12 month licence 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

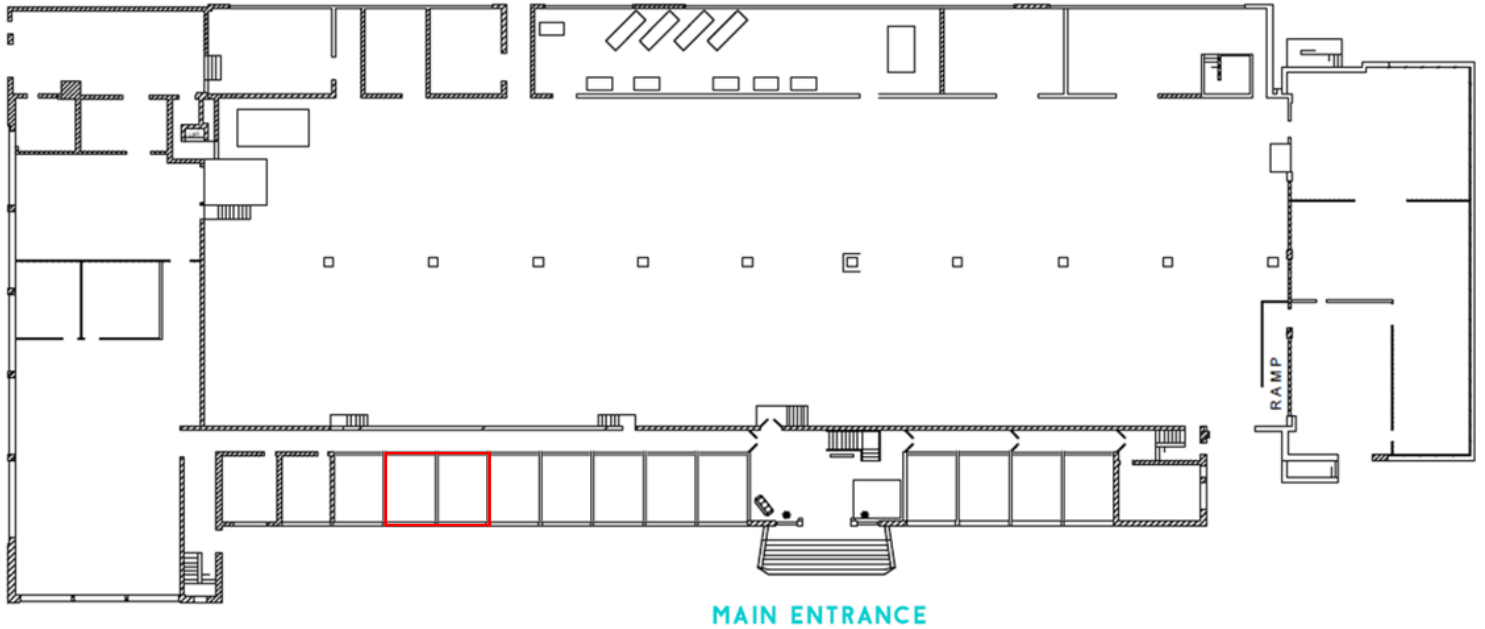
Broadband - £45 pcm plus VAT
40-60 MB download, 10-20 MB upload.

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 |

