



## FOR SALE

HQ OFFICE BUILDING

Bosworth House, Station Road,  
Market Bosworth, CV13 0PE

Sought after Market Bosworth location



EPC 'B' Rating with excellent  
specification to include air  
conditioning



27 car parking spaces



Site area of 0.35 acres, allowing for a  
site coverage of just 18%



NIA - 3,808 sq ft (353.8 sq m)



## LOCATION

The subject property is located on the Station Road Industrial Estate on the western fringe of the town of Market Bosworth.

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.

## DESCRIPTION

The subject property comprises detached HQ style office premises in the highly sought after town of Market Bosworth. The property has most recently been occupied as a dental laboratory, however, can provide modern office accommodation in the form of general, executive and open plan office areas together with a board room, along with kitchen and WC facilities to each floor.

The building is constructed of load bearing masonry walls, surmounted by a pitched tiled roof supported by trusses. Windows are double glazed, powder coated aluminum units and the internal structure is suspended from pre-cast concrete floors and blockwork internal walls.

Externally, there are 27 car parking spaces. The property occupies an excellent plot of 0.35 acres (0.14 ha) allowing for an exceptionally low site coverage of just 18%.

## ACCOMMODATION

In more detail, the accommodation comprises the following on a Net Internal Area (NIA) basis:

		SQ FT	SQ M
Ground	Offices	1,711	158.95
First	Offices	2,097	194.81
NIA Total		3,808 Sq Ft	353.76 Sq M

## SERVICES

All mains services are connected to the subject property. Heating and cooling is by way of an air conditioning system. Additionally, there is an metal electronic coil heating system which provides heating to panel radiators.

## BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value for the subject property appearing in the Rating List of the Hinckley & Bosworth Borough Council is:

Rateable Value: £33,750

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The Freehold interest in the subject property is available, subject to vacant possession, at an asking price of £750,000.

## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - B(50)

## FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: [info@wardsonline.co.uk](mailto:info@wardsonline.co.uk).

## 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 parties 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.

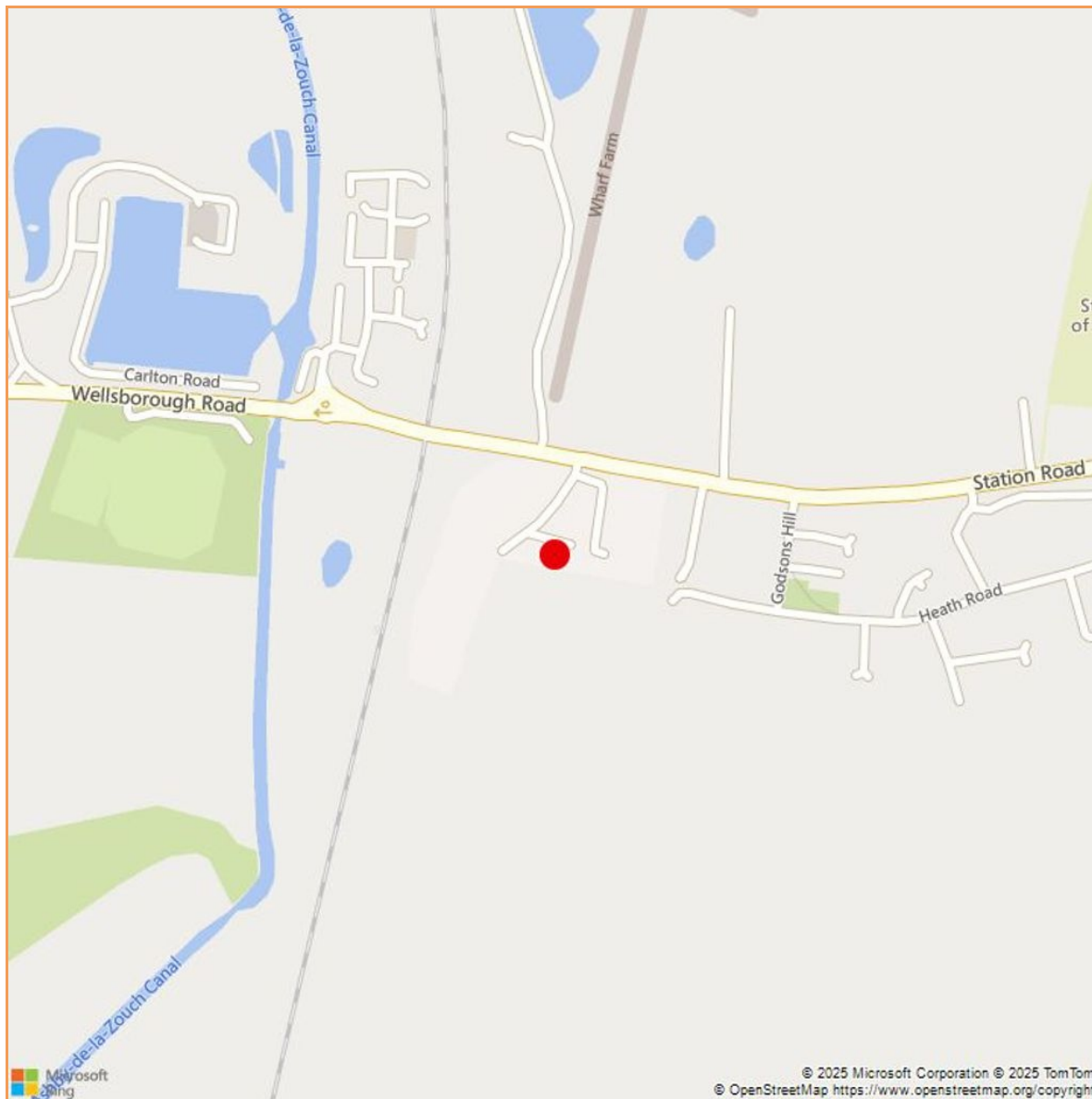
## NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

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.







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