



BURROUGH COURT

OFFICES ♦ MEETING ROOMS ♦ BUSINESS UNITS

Office 6



Office Space To Let

A 22-acre business park in the heart of Leicestershire, just 6 miles from Melton Mowbray, 8 miles from Oakham and 15 miles from Leicester, in-between the A1 and M1.

www.burroughcourt.com



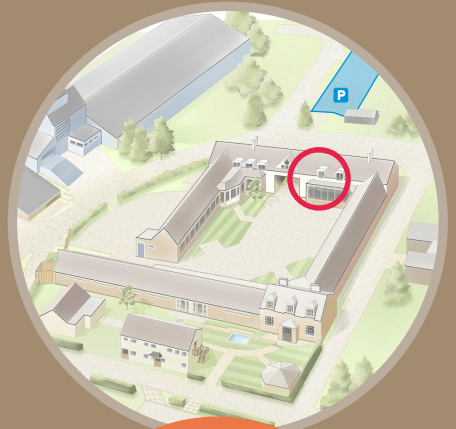
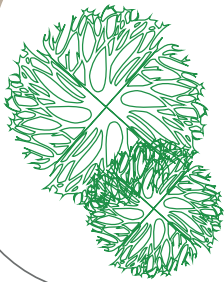
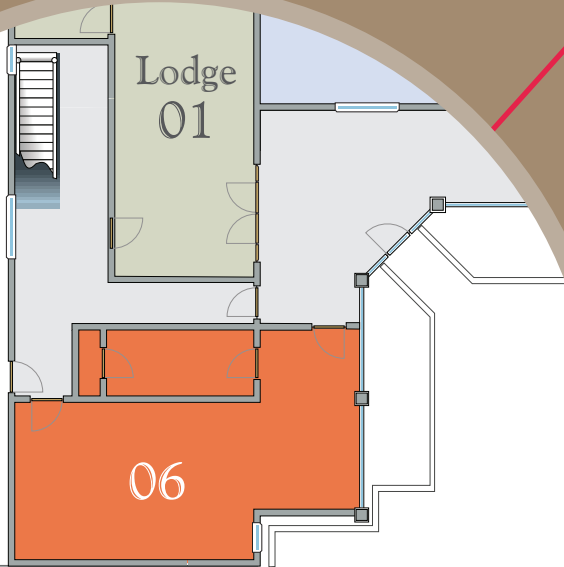
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Office 6 - £900 + VAT per month

A stunning ground floor office filled with natural light, served by ultra-fast 1GBps leased line, green energy and located in the heart of our courtyard of offices.

- ▣ Inclusive of utilities & service charge
- ▣ Unrestricted parking
- ▣ Meeting Rooms
- ▣ An air-conditioned gym
- ▣ An artisan coffee shop



380 sq.ft.
35.3m²



Inspiring setting with landscaped grounds



Views across the courtyard



Stunning working environment

Terms and conditions

Rent & Lease Terms

Minimum 12 month lease. Rent payable monthly in advance plus VAT.

Utilities

Electricity and heating are included.

Car Parking

There is extensive parking available at Burrough Court, plus electric car charging.

Internet

Access to the 1GBps leased line. Subject to a fair use agreement and the tenant is to provide their own firewall & router.

Meeting Rooms

A Meeting Room with Wi-Fi and plasma 'smart' TV is available to office customers from as little as £25 per hour plus VAT.

Rates

Rates are payable direct to Melton Borough Council. The property, if sole business premises, may qualify for Small Business Rate Relief, so no rates should be payable. Please contact the Council on 01664 502502 for more information.

EPC

The Energy Performance Certificate rating is C.

Disclaimer

These particulars are set out for general outline and do not constitute or form part of an offer or any contract. Areas and distances are approximate only. They are not to be relied upon as statements or representation or fact.

Particulars dated: June 2023.

January 2024



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Just minutes from Melton Mowbray and the A47, our 10,000 sq.ft. complex of luxury courtyard offices accompanied by a wealth of on site amenities can make a real difference to the way you and your team work and think.



A little look into one of our 23 Offices...



Nature on view from every window



The courtyard corridor with lots of natural light



A total of 7 Internal & External breakout areas throughout the park



Take your meeting outdoors on one of our three walking routes



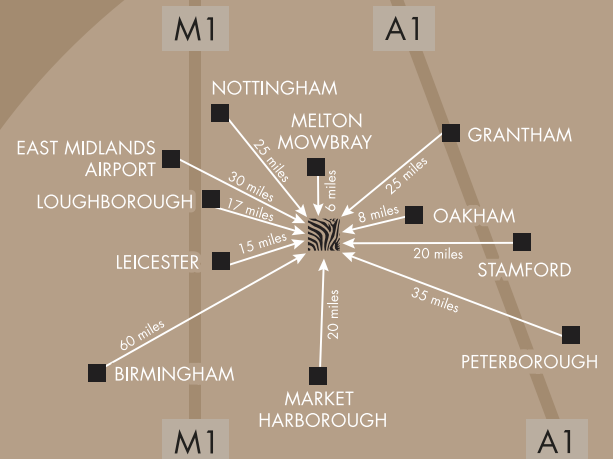
The gym, overlooking one of the many water features we have in the landscaped gardens



Plenty of space to relax and think...



Dog friendly environment



"Burrough Court provides the ideal blend of modern flexible work space in an open rural setting with all the facilities and on-site support our team and clients need"

Tom Heathcote, Partner, Knight Frank

"We've been here for 5 years and hopefully many years to come. Fantastic environment to work, great coffee and the friendliest owners and staff you could wish to meet."

Vijay Ram, CGI Director, Studio Evo



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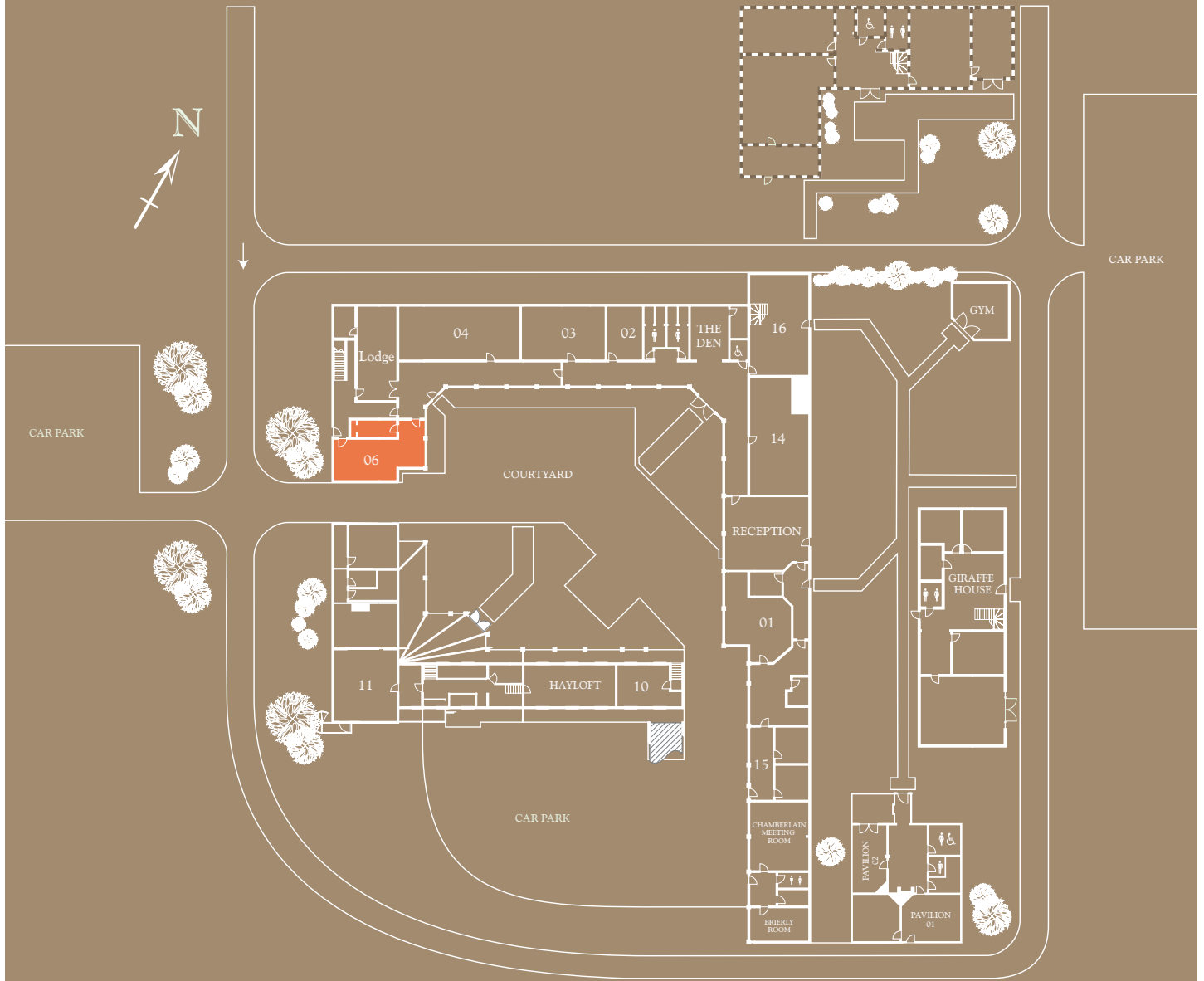
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BUSINESS VENUE

www.burroughcourt.com

Floor Plan of Burrough Court



Burrough Court in Numbers

- 1 Boutique Coffee Shop
- 1 GBps Leased Line
- 1 Meeting Room
- 1 Air-Conditioned Gym
- 1 Yoga & Pilates Studio
- 1 Biomass Boiler & Air Source Heat Pump

- 1 Co-Working Space
- 2 Electric car charging points
- 3 Walking Meeting Routes
- 4 Generation Family Business
- 5 Car Parks
- 7 Break/Lunch areas

- 23 Offices
- 370 People work here
- 350 Solar Panels
- Over 100 Years of History
- 1,000 acre Estate
- 85,000 sq.ft of Industrial Units



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