



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



TO LET

£14,000 Per annum

OFFICE 2B,
DESFORD | LE9 9JJ

- Prestigious office premises
- Ample parking with visitor parking
- Attractive landscaped grounds

LOCATION

Office 2b Desford Hall occupies an unrivalled location west of Leicester, situated approximately 6 miles from Leicester City Centre and approximately 4 miles from Junction 21 of the M1 motorway.

DESCRIPTION

The open-plan office is situated on the ground floor of the Hall and enjoys views over the extensive landscaped gardens. Desford Hall retains many of the original features including deep skirting boards, original cornicing to the ceilings and large bay sash windows. The property benefits from the provision of a high-speed broadband fibre optic link.

ACCOMMODATION

The Office has been measured on a Net Internal Area basis as defined within the RICS Code of Measuring Practice and measures 92.71 Sq. M (992 Sq. Ft)

SERVICE CHARGE INFORMATION

A Service Charge is payable to cover the maintenance and upkeep of the communal areas plus heating and electric. The Service Charge budget for Office 2b for 2023 is £4,788 per annum.

BUSINESS RATES

The Valuation Office Agency website lists the Property as having an April 2023 rateable value of TBC. Interested parties should contact Hinckley and Bosworth Borough Council for further information.

EPC

The Property is Grade II listed and therefore exempt from the EPC regulations.

TERMS

The office is available to let on a full repairing and insuring Lease which will include a service charge contribution towards the maintenance and upkeep of the communal areas and management of the building.

LEGAL COSTS

Each party to bear their own legal costs.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for to you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.



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