



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

£18,500 Per annum

OFFICE 6 THE COACH HOUSE,
LEICESTER LANE, DESFORD HALL
LEICESTER | LE9 9JJ

- High quality self-contained rural offices extending to approximately 1,215 sq ft NIA
- Open plan
- High specification data cabling and lighting
- Dedicated car parking with additional visitor parking

LOCATION

Office 6 The Coach House occupies an unrivalled location West of Leicester, situated approximately 6 miles West of Leicester City Centre and approximately 5 miles from Junction 21 of the M1 motorway and 2 miles North of Enderby on the B582 Desford Road.

DESCRIPTION

The office is set within a modern courtyard of 3 storey offices in the grounds of Desford Hall and enjoys panoramic views over open countryside and the extensive landscaped gardens. The office is located on the second floor and benefits from perimeter trunking, LG3 lighting, feature wall lighting, a full climate control system and the use of a kitchen suite.

SERVICE CHARGE INFORMATION

The Service Charge cost for the year 2024 is £2,244 plus VAT.

BUSINESS RATES

According to the information provided by the Valuation Office Agency at the 1st April 2023 the property has a Rateable Value of £16,750. Interested parties should make their own enquiries with Hinckley & Bosworth District Council for further information.

EPC

The Coach House has an EPC Rating of C. A copy of the certificate is available upon request.

TERMS

The property is available to be let by way of a new lease on terms to be agreed direct with the Landlord. The quoting rent is £18,500 per annum.

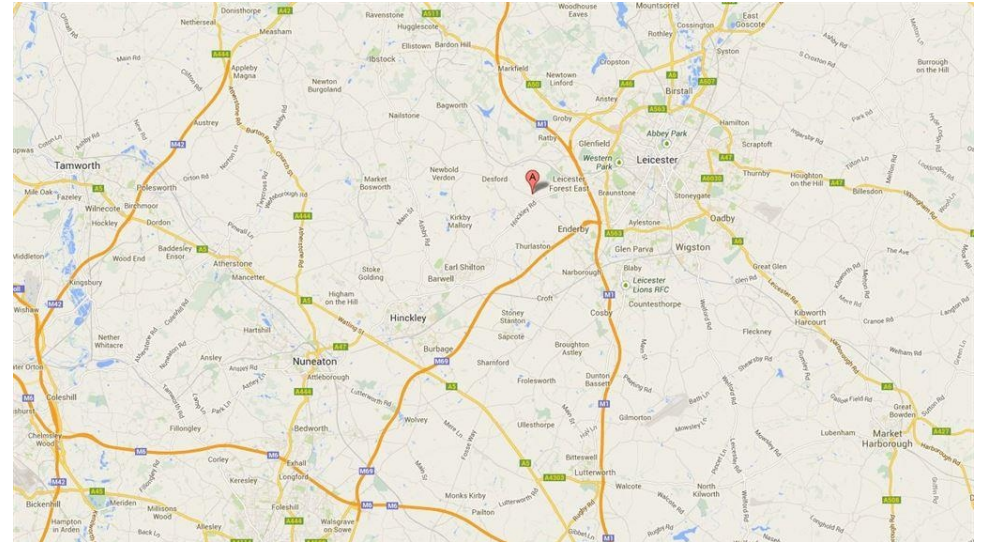
LEGAL COSTS

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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