



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

£11,000 Per annum

OFFICE 9 DESFORD HALL LEICESTER
LANE
DESFORD | LE9 9JJ

- High quality rural office premises
- Period features
- Approximately 855 sq ft
- 9 parking spaces with visitor parking

LOCATION

Desford Hall occupies an unrivalled location west of Leicester, situated approximately 6 miles from Leicester City Centre and approximately 5.5 miles from Junction 21 of the M1 motorway.

DESCRIPTION

The office suite is situated at the front of the second floor of the Hall and enjoys panoramic views over open countryside and the extensive landscaped gardens of the Hall. The Property benefits from the provision of a high-speed broadband fibre optic link, cat II lights, glazed partition meeting room and communal lobby area.

ACCOMMODATION

The Property has been measured on a Net Internal Area basis as defined within the RICS Code of Measuring Practise (6th Edition) and provides 855 sq.ft. (77.2 sq.m) of second floor office space.

The Office includes 9 car parking spaces.

SERVICE CHARGE INFORMATION

A Service Charge is applicable in addition to the Rent, in respect of maintaining the communal areas of the Business Park. The Service Charge budget for 2026 for the power and heating costs is £12,868.31.

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2026 Rateable Value of £8,900. At this level, occupiers may benefit from an element of Small Business Rates Relief. Interested parties are advised to speak with the Local District Council, Hinckley & Bosworth for further information.

EPC

Desford Hall is a listed building and therefore exempt from the requirement for an EPC.

TERMS

The office is available to let on a new internal repairing and insuring Lease that will include a service charge contribution towards the maintenance and upkeep of the communal areas and management of the building. The 2026 Service Charge budget is £12,868.31 per annum.

VAT

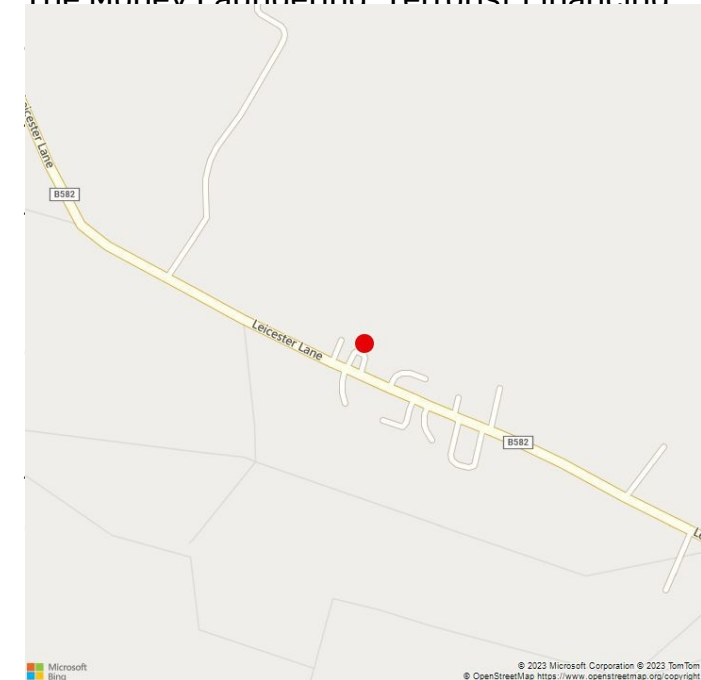
The Property is opted to tax and, therefore, VAT is applicable to the Rent quoted and Service Charge.

LEGAL COSTS

Each party to bear their own costs.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing





SUBJECT TO CONTRACT Disclaimer:

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Particulars Dated September 2026

