



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

£27,000 Per annum

NO 1 PEAR TREE BUSINESS PARK,
DESFORD LANE
RATBY | LE6 0PG

- Efficient Property Energy
- Open Plan
- Award Winning Development

LOCATION

A very attractive elevated rural setting close to Ratby village centre with a view over open countryside.

The property's location is shown on the plan within these particulars.

DESCRIPTION

Two-storey office benefiting from tiled floor, suspended ceiling, male/female WCs, and a private office/meeting room. The office is served with underfloor heating supplied by a central Biomass Boiler fuelled by woodchips (gas back-up to meet peak load). See To Let Particulars.

The property has concrete roofs with sedum covering to maximise thermal insulation, designed in association with natural cross ventilation to minimise running and occupational costs, in particular with regard to management of heat during the summer months, and heat loss during winter. These innovative business buildings have been carefully designed for now and the future.

Externally, the property benefits from 5 car parking spaces.

ACCOMMODATION

The property has been measured in accordance to the RICS Code of Measuring Practise on a Net Internal Area basis and provides approximately 173.73 sq.m (1,870 sq.ft) of accommodation.

SERVICE CHARGE INFORMATION

There is a service charge payable by the occupiers of Pear Tree Business Park. The charge for the current annual period is £5,382.24.

BUSINESS RATES

The Valuation Office Agency website lists the Property as having an April 2026 rateable value of £23,250. Interested parties should contact 03000 501501 for further information.

EPC

The property has an Energy Performance Asset Rating of 33 within Band B.

TERMS

The property is available to purchase on a virtual Freehold with vacant possession.

VAT

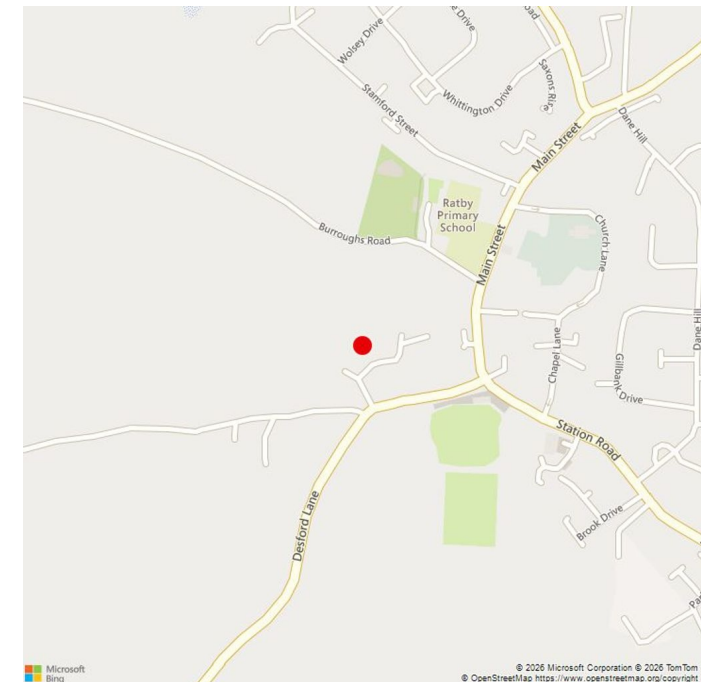
VAT will be charged on the sale price. See To Let Particulars.

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 you to 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.





SUBJECT TO CONTRACT Disclaimer:

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Particulars Dated September 2026

