



WELLS MCFARLANE  
Chartered Surveyors and Property Consultants

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Devonshire House, 26 Bank St, Lutterworth LE17 4AG



TO LET

£12,500 Per annum

OFFICE 9 THE COACH HOUSE,  
LEICESTER  
LE9 9JJ

- High quality open plan office with air conditioning
- Disabled passenger lift
- High specification data cabling and CAT II lighting
- Ample car parking with additional visitor parking

## LOCATION

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

Office 9 is set within a modern 3 storey office building in the grounds of Desford Hall, enjoying panoramic views over open countryside and the extensive landscaped gardens. The office suite benefits from disabled passenger lift, raised floor boxes incorporating power and data points, perimeter trunking, LG3 lighting, feature wall lighting, a full climate control system, intercom entry system and the use of a kitchen suite and welfare facilities. There are generous car parking facilities at Desford Hall which service the Coach House.

## ACCOMMODATION

The ground floor office has been measured in accordance with the RICS Code of Measuring Practice on a Net Internal Area (NIA) basis and measures 74.69 Sq. M (804 Sq.Ft)

## BUSINESS RATES

The Business is yet to be separately assessed for Business Rates. It is likely the Property will have an April 2017 Rateable Value of £18,500. This assessment is based on a comparable office within the same building. Please confirm this with Hinckley and Bosworth Borough Council.

## EPC

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

## TERMS

The Property is available to be let by way of a new lease on terms to be agreed direct with the landlord. A service charge is payable to cover the maintenance and upkeep of communal areas.

## VAT

The Property is opted to tax and therefore VAT is applicable to the Rent.

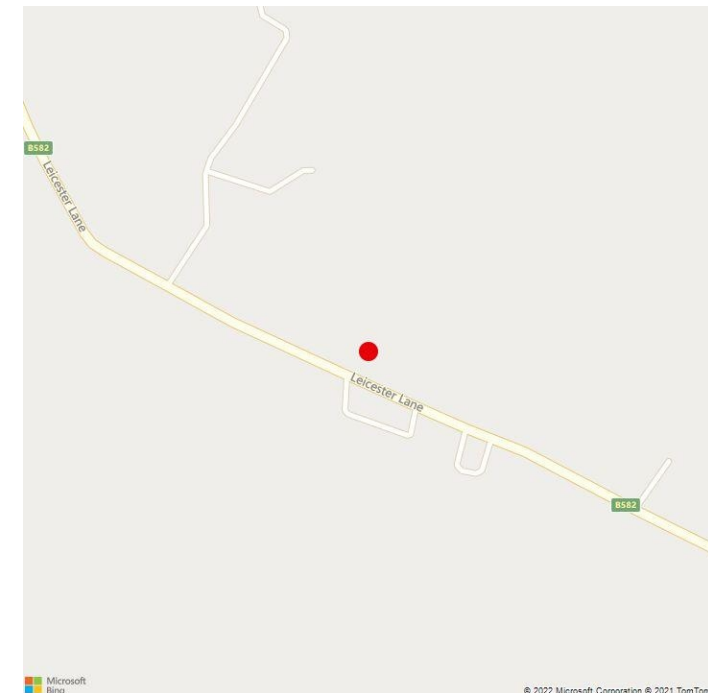
## LEGAL COSTS

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" require us to verify the identity of the purchaser prior to acceptance of an offer by the seller. Our practice is to request that you bring both a driving licence and passport for all parties to accompanied viewings. Please contact us prior to submitting an offer if this is not possible, we will then discuss other acceptable methods to verify your identity.







#### SUBJECT TO CONTRACT Disclaimer:

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Particulars Dated July 2022

