WELLS MCFARLANE
Chartered Surveyors and Property Consultants

01455 559030
Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



TO LET

£16,500 Per annum

OFFICE 8 THE COACH HOUSE,
LEICESTER LANE
LEICESTER | LE9 9JJ

- High Quality open plan office with air conditioning
- Disabled Passenger Lift
- Perimeter trunking and floor boxes. Cabling and LED lights.
- Ample car parking and EV Charging Points

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

The ground floor office suite is set within a modern 3 storey office building in the grounds of Desford Hall, enjoying panoramic views over an open countryside and the extensive landscaped gardens. The ground floor office benefits from automated glazed entrance doors to the building, intercom entry system and the use of a communal kitchen suite and welfare facilities. There are generous car parking facilities at Desford Hall which serve The Coach House.

Office 8 is currently undergoing refurbishment. The internal photographs shown are of Office 2 The Coach House and are provided for illustrative purposes only. Photographs of Office 8 will be available upon completion of the refurbishment.

ACCOMMODATION

The office has been measured in accordance with the RICS Code of Measuring Practice on a Net Internal Area (NIA) basis and measures 109.53 Sq. M (1179 Sq. FT)

SERVICE CHARGE INFORMATION

A Service Charge contribution is payable towards the maintenance and upkeep of the communal areas of the Office building. A full budget is available upon request

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the Office has an April 2026 Rateable Value of £12,500. Interested parties are advised to speak with the Local District Council for further information.

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

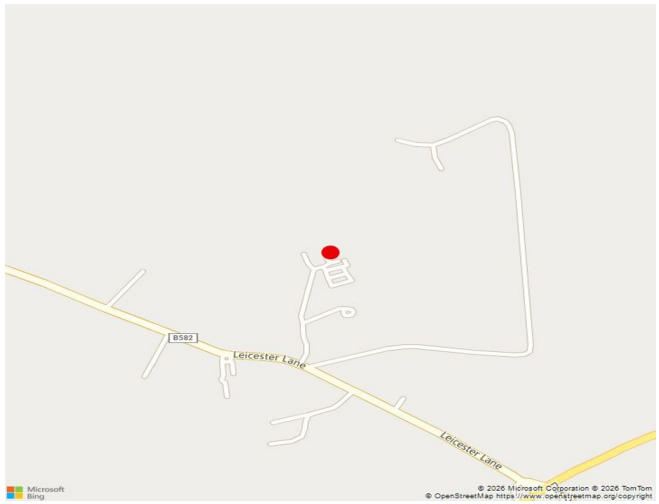
The Property is opted to tax and therefore VAT is applicable to the Rent Service charge quoted.

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.





Photograph of Office 2 The Coach House for illustrative purposes







SUBJECT TO CONTRACT Disclaimer:

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Particulars Dated November 2026