WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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



TO LET

£17,000 Per annum

OFFICE 10 THE COACH HOUSE,
LEICESTER | LE9 9JJ

- High quality open plan office with air conditioning
- Disabled passenger lift
- Perimeter Trunking and Floor Boxes
- Ample car 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 10 is situated on the first-floor within the modern 3-storey office building in the grounds of Desford Hall, enjoying panoramic views over open countryside and the extensive landscaped gardens. The office benefits from a disabled passenger lift, raised floor boxes incorporating power and data points, perimeter trunking, LED 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.

Office 10 is currently undergoing refurbishment. The internal photographs shown are office 2 The Coach House and are provided for illustrative purposes only. Photographs of Office 10 will be available upon completion of the refurbishment.

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 1,221 sq.ft (113.43 sq.m).

SERVICE CHARGE INFORMATION

A service charge is payable to cover the maintenance and upkeep of communal areas of the office building. A full budget is available upon request

EPC

The Coach House has an EPC Rating of C. A copy of the certificate is avaliable 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

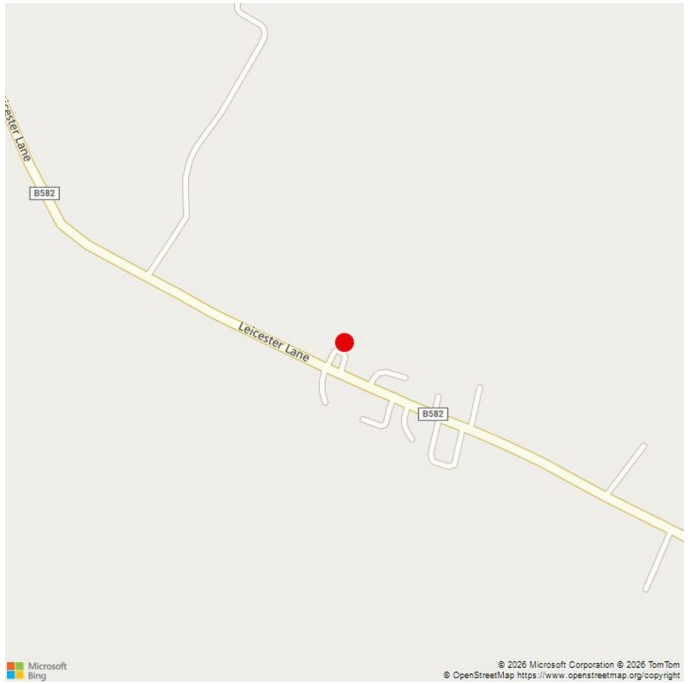
The Property is opted to tax and therefore VAT is applicable to the Rent and Service Charge quoted.

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