



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

£9,950 Per annum

7A DESFORD HALL
LEICESTER LANE
LEICESTER LE9 9JJ

- First floor office
- Incentives available
- Period features
- 651 sq ft NIA

LOCATION

Desford Hall occupies an unrivalled location west of Leicester, situated approximately 6 miles from Leicester City Centre and approximately 4 miles from Junction 21 of the M1 motorway.

DESCRIPTION

The office is largely open-plan with a separate kitchen and toilet facilities. It is situated on the first floor of the Hall and enjoys views over the extensive landscaped gardens. Desford Hall retains many of the original features including deep skirting boards, original cornicing to the ceilings and large bay sash windows. The property benefits from the provision of a high-speed broadband fibre optic link. And an additional Service Charge applies to the Property.

ACCOMMODATION

The property has been measured on a Net Internal Area basis as defined within the RICS Code of Measuring Practice and provides 651 sq ft (60.48 Sq m).

SERVICE CHARGE INFORMATION

A Service Charge contribution is payable towards the maintenance and upkeep of the communal areas of the business park.

BUSINESS RATES

According to the Valuation Office's website the Property has an December 2019 Rateable Value of £9000.

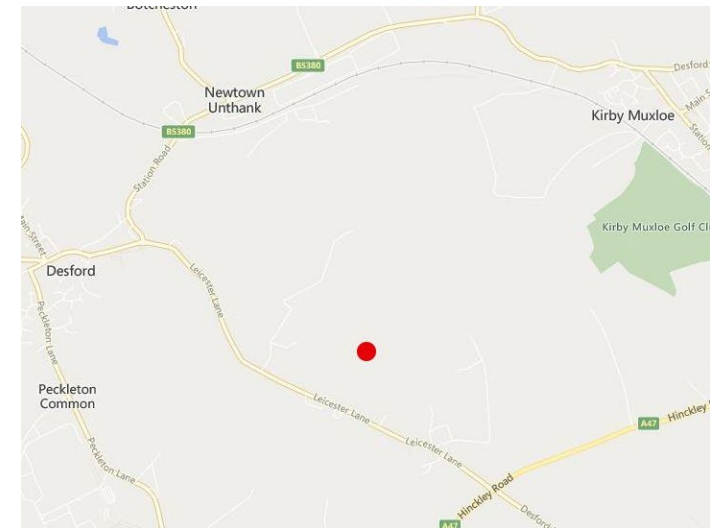
Interested parties are advised to contact Hinckley and Bosworth Council for further information.

EPC

Desford Hall is a Grade II Listed Building and is therefore exempt from the Energy Performance of Building Regulations.

TERMS

The office is available to let on a full repairing and insuring Lease which will include a service charge contribution towards the maintenance and upkeep of the communal



areas and management of the building.
Further information is available upon
request.



SUBJECT TO CONTRACT Disclaimer:

Wells McFarlane Limited and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Wells McFarlane Limited assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.





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 of 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.