



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

01455 559030

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



TO LET

£14,000 Per annum

OFFICE 2B,
DESFORD | LE9 9JJ

- Prestigious office premises
- Ample parking with visitor parking
- Attractive landscaped grounds

LOCATION

Office 2b 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 open-plan office is situated on the ground 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.

ACCOMMODATION

The Office has been measured on a Net Internal Area basis as defined within the RICS Code of Measuring Practice and measures 92.71 Sq. M (992 Sq. Ft)

SERVICE CHARGE INFORMATION

A Service Charge is payable to cover the maintenance and upkeep of the communal areas plus heating and electric. The Service Charge budget for Office 2b for 2025 is £14,363.51 per annum.

BUSINESS RATES

The Valuation Office Agency website lists the Property as having an April 2023 rateable value of TBC. Interested parties should contact Hinckley and Bosworth Borough Council for further information.

EPC

The Property is Grade II listed and therefore exempt from the EPC 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.

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 to you 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:

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.