



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

01455 559030

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



TO LET

£27,000 Per annum

NO 1 PEAR TREE BUSINESS PARK,
DESFORD LANE
RATBY | LE6 0PG

- Efficient Property Energy
- Open Plan
- Award Winning Development

LOCATION

A very attractive elevated rural setting close to Ratby village centre with view over open countryside.

The Property's location is shown on the plan within these particulars.

DESCRIPTION

Two-storey office benefiting from tiled floor, suspended ceiling, male/female WCs and a private office/meeting room. The office is served with underfloor heating supplied by a central Biomass Boiler fuelled by woodchips (gas back-up to meet peak load). See To Let Particulars.

The Property has concrete roofs with sedum covering to maximise thermal insulation, designed in association with natural cross ventilation to minimise running and occupational costs, in particular with regard to management of heat during the summer months and heat loss during winter. These innovative business buildings have been carefully designed for now and the future.

Externally, the Property benefits from 5 car parking spaces.

ACCOMMODATION

The property has been measured in accordance to the RICS Code of Measuring Practise on a Net Internal Area basis and provides approximately 173.73 sq m (1,870 sq ft) of accommodation.

SERVICE CHARGE INFORMATION

There is a service charge payable by the occupiers of Pear Tree Business Park. The charge for the current annual period is £5,382.24.

BUSINESS RATES

The Valuation Office Agency website lists the Property as having an April 2026 rateable value of £23,250. Interested parties should contact 03000 501501 for further information.

EPC

The Property has an Energy Performance Asset Rating of 33 within Band B.

TERMS

The Property is available to purchase on a virtual Freehold with vacant possession.

VAT

VAT will be charged on the sale price. See To Let Particulars

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.