



TO LET

£10,500 Per annum

THE BAKERY, DOVECOTE COURT
POTTERS MARSTON HALL PINGLE LANE
POTTERS MARSTON | LE9 3JR

- High Quality Rural Office
- 643 sq ft
- Large single open plan office
- Air conditioning

LOCATION

Dovecote Court is an established Business Park that occupies an unrivalled and rural location between Leicester and Hinckley on the site of Potters Marston Hall. The Park offers an attractive and secure office environment that benefits from superb access to the road network with J2 of the M69 approximately 3 miles west and J21 of the M1/ M69 approximately 6 miles north east. The nearby villages of Potters Marston and Stoney Stanton provide comprehensive village facilities.

DESCRIPTION

Dovecote Court is situated in a unique rural setting featuring high specification rural offices created from attractive 17th Century barn conversions in keeping with the traditional nature of the area. The offices enjoy views over the courtyard development and the surrounding countryside. The site also incorporates a gated intercom entry system for additional security.

Character Rural Office 643 sq ft NIA

ACCOMMODATION

The office is situated within the walled confines of the courtyard in the attractive grounds of Potters Marston Hall. The office consists of a single open plan ground floor office with a kitchen, male/female WCs and a separate shower room. The office comes fully carpeted and has the benefit of calor gas fuelled radiator heating, air conditioning, CAT 5 lighting, 3 compartment perimeter trunking and an open vaulted ceiling with original feature beams. The office is alarmed and has the benefit of 3 allocated car parking spaces with additional and visitors car parking/ overflow car parking available.

SERVICE CHARGE INFORMATION

The Property is subject to a Service Charge. Further details to be provided on request.

BUSINESS RATES

The Valuation Office Agency website lists the property as having an April 2026 Rateable Value of £9,000. Interested parties should confirm the rates payable with Blaby Council.

EPC

The Property has an EPC Rating of C. A copy of the certificate is available upon request.

TERMS

The property is available by way of a new lease direct with the Landlord on terms to be agreed.

VAT

VAT is chargeable in addition to the rent.

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 and 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.

