



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

£9,000 Per annum

UNIT 11 THE COACH HOUSE,
LEICESTER LANE
LEICESTER | LE9 9JJ

- High quality open plan office with air conditioning
- Disabled passenger lift
- High specification data cabling and CAT II lighting
- 6 allocated spaces with additional visitor 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

The second floor office suite is set within a modern 3 storey office building in the grounds of Desford Hall, enjoying panoramic views over open countryside and the extensive landscaped gardens. The second floor office benefits from disabled passenger lift, raised floor boxes incorporating power and data points, perimeter trunking, LG3 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.

ACCOMMODATION

The office has been measured in accordance with the RICS Code of Measuring Practice on a Net Internal Area (NIA) basis and measures 51.09 Sq. M (550 Sq. Ft)

SERVICE CHARGE INFORMATION

A service charge is payable to cover the maintenance and upkeep of communal areas.

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £7,200. At this level, occupiers may benefit from an element of Small Business Rates Relief. Interested parties are advised to speak with the Local District Council for further information.

EPC

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



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