



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

01455 559030

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



TO LET

£14,500 Per annum

7B DESFORD HALL, LEICESTER LANE
LEICESTER | LE9 9JJ

- First-floor office
- Period features
- 953 sq ft
- 4 Parking spaces plus ample visitor parking

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 at first-floor level to the right-hand side 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 property has been measured on a Net Internal Area basis as defined within the RICS Code of Measuring Practice and provides 953 sq ft (88.53 sq m).

SERVICE CHARGE INFORMATION

A Service Charge contribution is payable towards the maintenance and upkeep of the communal areas of the business park which is £13,798.82 for 2025. This includes waste, electricity and heating.

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £13,250. 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

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.

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 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.



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