



TO LET

£9,000 Per annum

OFFICE 5 THE COACH HOUSE DESFORD  
HALL  
DESFORD | LE9 9JJ

- High quality self-contained rural offices
- Glazed meeting room
- Perimeter trunking with power and data points
- EV charging points

## LOCATION

Office 5 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 office is set within a modern 3 storey office building, in the grounds of Desford Hall and enjoys panoramic views over open countryside and the extensive landscaped gardens. The office is located on the second floor and benefits from raised floor boxes, a glazed partition meeting room, LG3 lighting, feature wall lighting, a full climate control system and the use of a kitchen suite. There is also a disabled lift serving all floors.

There is a lift for access to all floors. Electric vehicle charging points are also available on site for occupiers to use.

## 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 of the Business Park.

The Budget is £6,738.21 per annum for 2026. This includes water, electric, heating and cooling for Office 5.

## BUSINESS RATES

According to the information provided by the Valuation Office Agency at the 1st April 2026 the property has a Rateable Value of £7,900. At this level, occupiers may be able to claim Small Business Rates Relief. Interested parties should make their own enquiries with Hinckley & Bosworth Borough Council for further information.

## EPC

The Coach House has an EPC Rating of B (43). A copy of the certificate is available upon request.

## TERMS

The property is available to be let by way of a

new lease on terms to be agreed. The quoting rent is £9,000 per annum. A service charge is payable to cover the maintenance and upkeep of communal areas.

## VAT

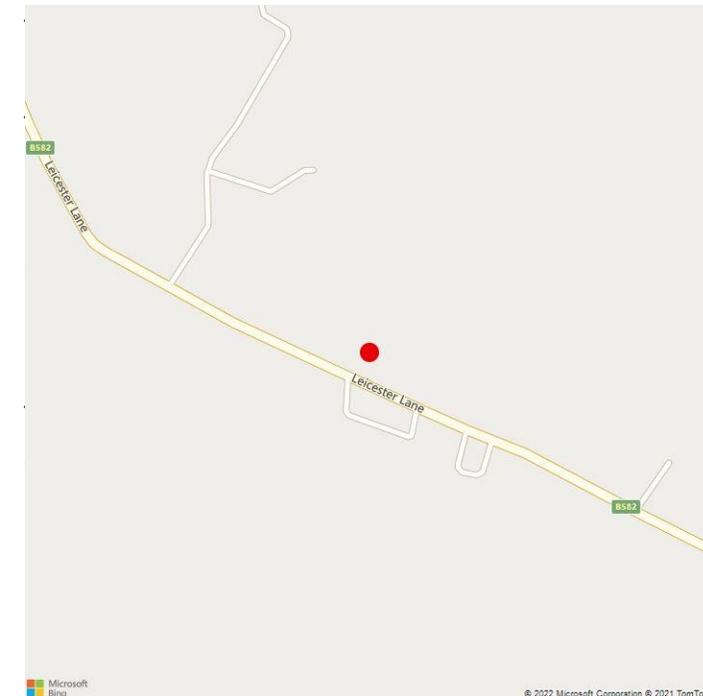
The Property is opted to tax and therefore VAT is applicable to the Rent and Service Charge.

## 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





### SUBJECT TO CONTRACT Disclaimer:

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