



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

£13,500 Per annum

OFFICE 12 THE COACH HOUSE,  
LEICESTER | LE9 9JJ

- High quality open plan office with air conditioning
- Disabled passenger lift
- Perimeter trunking and floor boxes
- Ample car parking 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

Office 12 is situated on the second floor within the modern 3-storey office building in the grounds of Desford Hall, enjoying panoramic views over open countryside and the extensive landscaped gardens. The office benefits from a disabled passenger lift, raised floor boxes incorporating power and data points, perimeter trunking, LED 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 ground floor office has been measured in accordance with the RICS Code of Measuring Practice on a Net Internal Area (NIA) basis and measures 928 sq.ft (86.21 sq.m).

## SERVICE CHARGE INFORMATION

A service charge is payable to cover the maintenance and upkeep of communal areas. The Office 12 Service Charge for 2026 is £7,229.45 per annum excluding utilities.

## BUSINESS RATES

The Property is currently assessed together with another office as a single hereditament and its Rateable Value will therefore require reassessment. Interested parties are advised to make their own enquiries with the Local District Council.

## 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

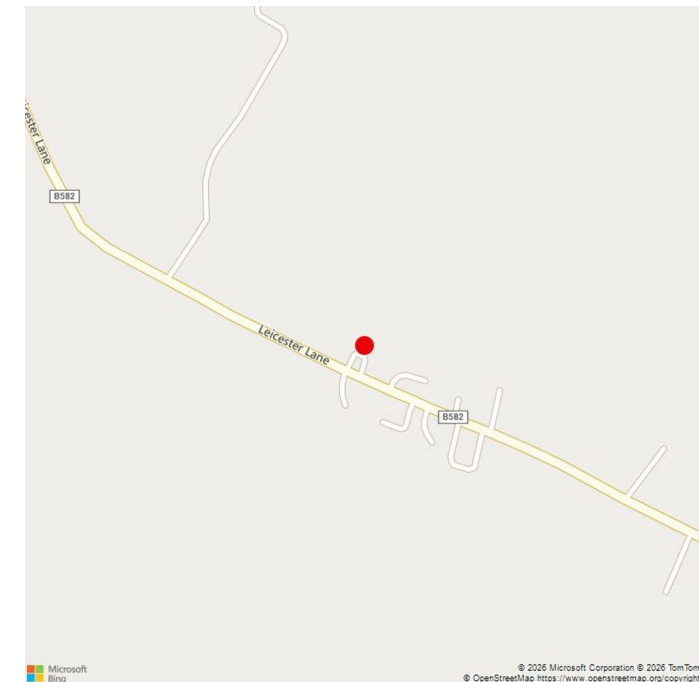
The Property is opted to tax and therefore VAT is applicable to the Rent and Service Charge quoted.

## 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 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.





#### SUBJECT TO CONTRACT Disclaimer:

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Particulars Dated June 2026

