



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

01455 559030

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



TO LET

£25,000 Per annum

OFFICE 3 THE STABLES ,
NEWTOWN GRANGE FARM BUSINESS
PARK LEICESTER | LE9 9FL

- Self-Contained Office Space
- Air-Conditioned Offices
- Security Gates & CCTV
- 10 parking spaces and additional visitor parking

LOCATION

The Property is located in a semi-rural setting within the grounds of Newtown Grange Farm Business Park within the village of Newtown Unthank, just over seven miles west of Leicester City Centre.

DESCRIPTION

Situated in a unique Business Park, Office 3 is self-contained ground floor, semi-detached office suite comprising open-plan office space including kitchen with breakout area and WC facilities. The Office incorporates reclaimed brickwork, exposed beams, king truss, glass facade, carpeted throughout, fitted with data trunking and a mix of surface-mounted CAT II lighting and LED spotlights.

The Business Park is covered by CCTV.

There are two meeting rooms.

The Office benefits from air-conditioning and gas central heating.

ACCOMMODATION

The Property has been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice.

The NIA is 2,146 sq ft (199 sq m).

SERVICE CHARGE INFORMATION

A Service Charge is applicable in addition to the Rent, in respect of maintaining the communal areas of the Business Park.

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2026 Rateable Value of £10,500. Interested parties are advised to speak with the Local District Council for further information.

EPC

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

TERMS

The unit is available by way of of a new lease with terms to be negotiated.

VAT

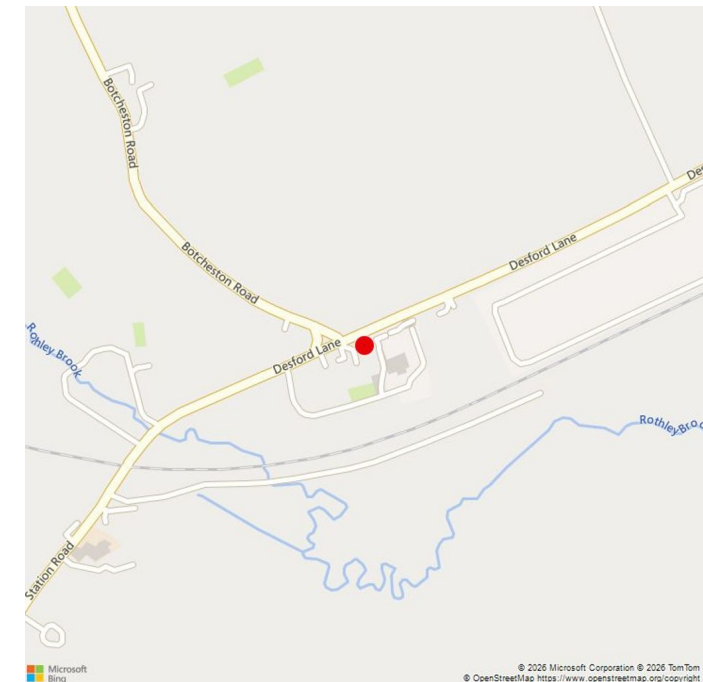
The Property is opted to tax and therefore VAT is applicable to the rent and service charge quoted.

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

