



TO LET

£14,500 Per annum

OFFICE 4 THE STABLES ,  
NEWTOWN GRANGE FARM BUSINESS  
PARK LEICESTER | LE9 9FL

- Two-Storey Self-Contained Office Space
- Air-Conditioned Offices
- Security Gates & CCTV
- 4 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 4 is self-contained two-storey semi-detached office suite comprising office space including kitchen and WC facilities. on the ground floor. There is a meeting room on the first floor. 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. 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 1,111 sq.ft. (103.22 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 £12,000. 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 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

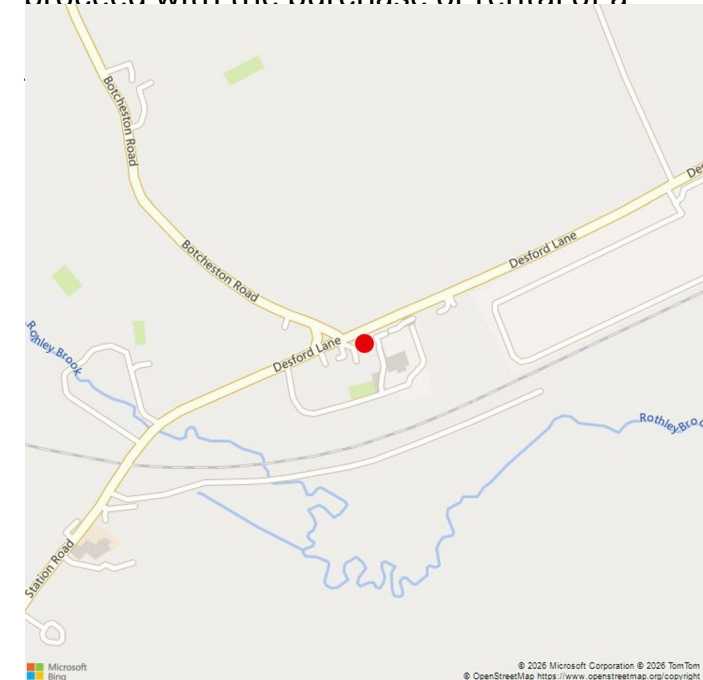
The Property is opted to tax and therefore VAT is applicable to the rent and service charge quoted.

## 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





#### SUBJECT TO CONTRACT Disclaimer:

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Particulars Dated July 2026

