



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

01455 559030

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



TO LET

£9,500 Per annum

UNIT 7 ROSE FARM BUSINESS PARK
COUNTESTHORPE | LE8 5QW

- Attractive Semi-Rural Location
- 562 sq. ft. NIA
- Car Parking

LOCATION

Rose Farm Business Park occupies a semi-rural location approximately five miles south of Leicester City Centre and readily accessible to the M1 (junction 21)/M69 intersection providing excellent communication links to the major regional and national centres including Nottingham East Midland and Birmingham International Airports.

DESCRIPTION

Unit 7 Rose Farm is a delightful detached Dutch Barn style two-storey property situated within a small rural Business Park setting. The Property is constructed of brick under a tiled roof, uPVC wood grain effect double -glazed fenestration and an oak personnel door. The Property benefits from black uPVC rainwater goods. Internally, the Property benefits from two offices on the Ground Floor with further office accommodation to the First Floor with surface mounted LED lights, perimeter power, data points to all areas and heating and cooling system.

The Ground Floor has tea/coffee making facilities comprising base and wall mounted units, roll top work surface, stainless steel sink and drainer and electric water heater. The WC facilities in the Property comprise a white two-piece suite with pedestal wash hand basin and electric water heater.

The Property has dedicated parking with off-road parking for 4 cars. The Business Park is secured by time controlled electronic gates.

ACCOMMODATION

The Property has been measured in accordance with the RICS Code of Measuring Practice on a Net Internal Area (NIA) basis and measures 562 Sq. Ft. (52.21 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 £8,700.00. Interested parties are advised to speak with the Local District Council for further information.

EPC

The Property has an EPC of B-31.
A Copy of the certificate is available upon request.

TERMS

The property is available by way of a new lease direct with the Landlord on terms to be agreed. A Service Charge is applicable in addition to the Rent, in respect of maintaining the communal areas of the Business Park.

VAT

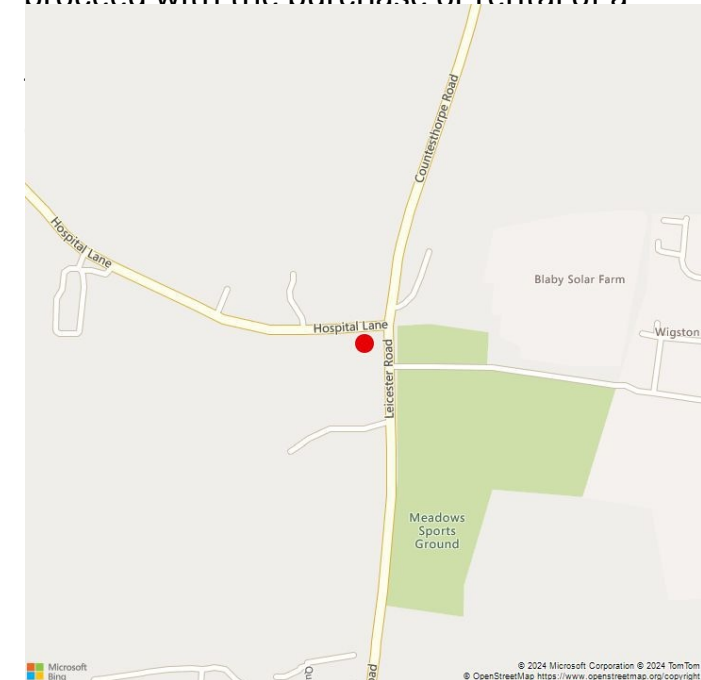
The Property is opted to tax and therefore VAT is applicable in addition to the Rent.

LEGAL COSTS

Each party to bear their own legal fees in the preparation of a lease.

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:

Wells McFarlane Limited and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Wells McFarlane Limited assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars Dated July 2026

