



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

£12,600 Per annum

UNIT 3 NARBOROUGH WOOD PARK,
DESFORD ROAD
ENDERBY | LE19 4XT

- Established business park location
- High quality character rural offices
- Self-contained
- 4 allocated parking spaces

LOCATION

Narborough Wood Park occupies an unrivalled location west of Leicester, situated approximately 3½ miles from Junction 21 of the M1 motorway and 1½ miles north of Enderby on the B582 Desford Road.

DESCRIPTION

A self-contained end-terrace office built to a high standard in keeping with the traditional style of farm building conversions at the business park. The ground floor features an entrance hall reception area with glazed partition to the office area. The office has been refurbished to include LED lighting, electric panel heating and new carpets. Toilets facilities are also off the entrance hall. The first floor provides two offices, retaining many original features including exposed beams and vaulted ceilings. Kitchen facilities are also on the first floor.

SERVICE CHARGE INFORMATION

A Service Charge is applicable in addition to the Rent, in respect of maintaining the communal areas of the Business Park. The Service Charge budget payable in respect of Unit 3 is £2,112.61 per annum.

BUSINESS RATES

According to information provided by the Valuation Office Agency website, Unit 3 has an April 2026 Rateable Value of £10,750.

EPC

Unit 3 has an EPC Rating of D. A copy of the certificate is available upon request.

TERMS

The office is available to let on a full repairing and insuring Lease that will include a service charge contribution towards the maintenance and upkeep of the communal areas, of the business park.

VAT

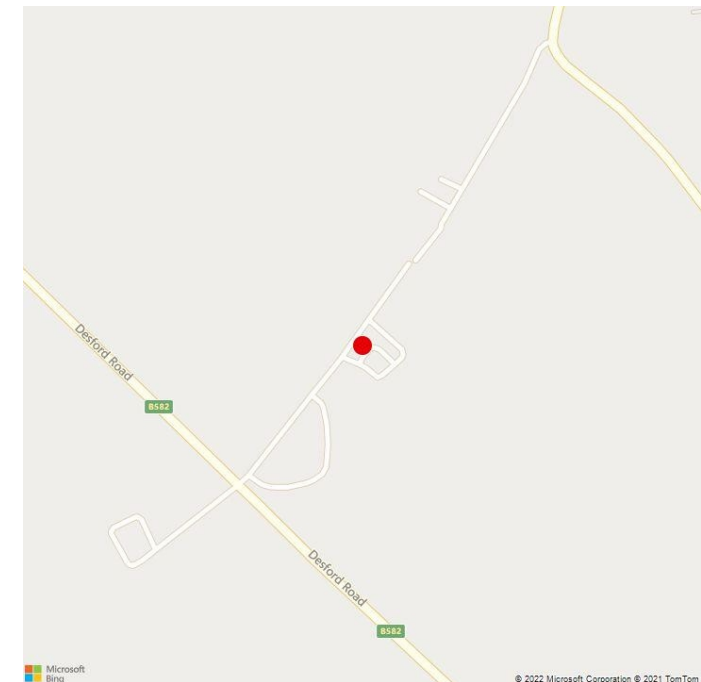
The Property is opted to tax and therefore VAT is applicable to the Rent and Service Charge quoted.

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 August 2026

