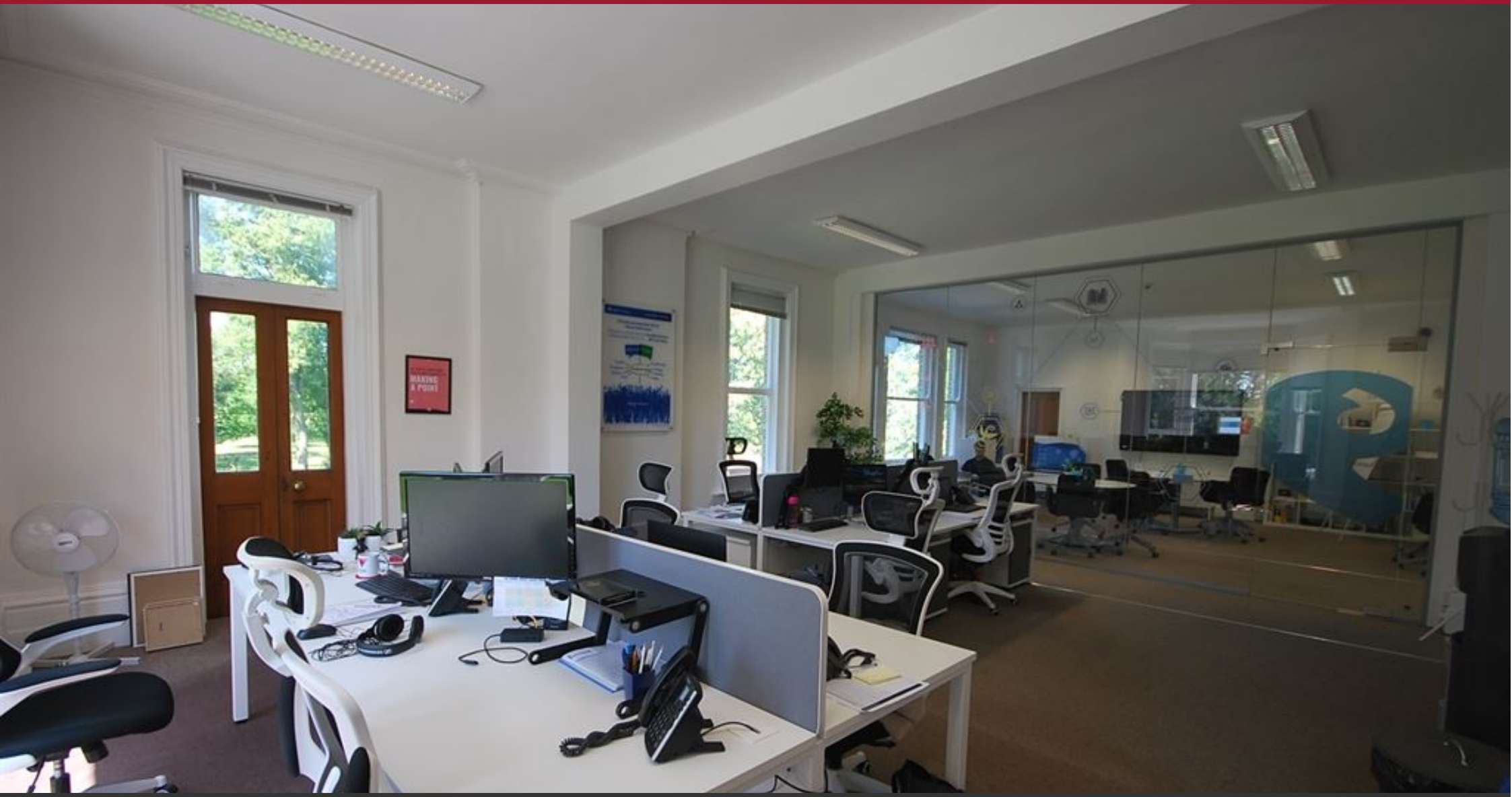
WELLS MCFARLANE
Chartered Surveyors and Property Consultants

01455 559030
Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



TO LET

£16,000 Per annum

OFFICE 6 DESFORD HALL, LEICESTER LANE
DESFORD | LE9 9JJ

- First floor office
- Prestigious Building
- Period features
- Ample parking with visitor parking

LOCATION

Desford Hall occupies an unrivalled location west of Leicester, situated approximately 6 miles from Leicester City Centre and approximately 4 miles from Junction 21 of the M1 motorway.

DESCRIPTION

The open-plan office is situated on the first floor of the Hall and enjoys views over the extensive landscaped gardens. Desford Hall retains many of the original features including deep skirting boards, original cornicing to the ceilings and large bay sash windows. The office benefits from CAT 2 lighting and data points around the perimeter of the office space. The Property benefits from the provision of a high-speed broadband fibre optic link.

ACCOMMODATION

The Property has been measured on a Net Internal Area basis as defined within the RICS Code of Measuring Practice and provides 1,087 Sq. Ft (101 Sq .M) of first floor office space.

SERVICE CHARGE INFORMATION

A Service Charge contribution is payable towards the maintenance and upkeep of the communal areas of the business park which is £16,905.69 for 2026. This includes waste, electricity, and heating. A full budget is available upon request.

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the Office 6 has an April 2026 Rateable Value of £17,000. Interested parties are advised to speak with the Local District Council for further information.

EPC

Desford Hall is a Grade II Listed Building and is therefore exempt from the Energy Performance of Building Regulations.

TERMS

The office is available to let on a full repairing and insuring Lease basis which will include a service charge contribution towards the maintenance and upkeep of the communal areas and management of the building. Further information is available upon request. The current Tenant will vacate once a new tenant is identified.

VAT

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

LEGAL COSTS

Each party to bear their own legal costs.

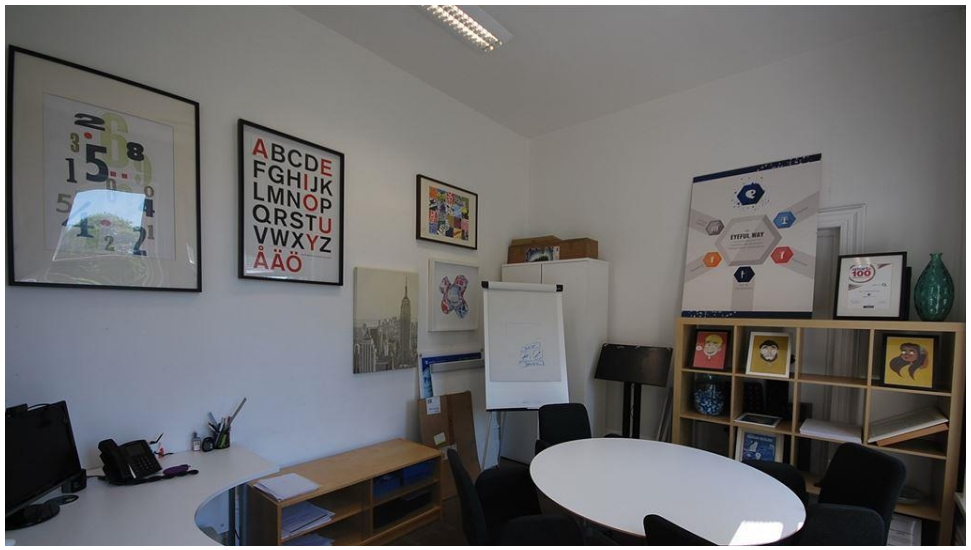
OFFER PROCEDURE

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:

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 October 2026