WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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



TO LET

£14,000 Per annum

OFFICE 8 DESFORD HALL, LEICESTER LANE
DESFORD | LE9 9JJ

- High quality rural office premises
- Period features
- Prestigious Building
- 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 5.5 miles from Junction 21 of the M1 motorway.

DESCRIPTION

Office 8 comprises a single open plan office with lightweight partioned office within. Situated on the first floor of the Hall and enjoys panoramic views over open countryside and the extensive landscaped gardens of the Hall. The office has perimeter trunking and CAT 2 lighting making it ideal for modern business. The property benefits from the use of communal kitchens and toilet facilities managed under a cleaning contract and forming part of the service charge. The Hall enjoys a wealth of the original features including deep skirting boards, original cornicing and large bay sash windows. The property also 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 875 Sq. Ft. (81 Sq M) of 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 £13,608.54 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 8 has an April 2026 Rateable Value of £12,500 . 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 that will include a service charge contribution towards the maintenance and upkeep of the communal areas and management of the building. The current Tenant will vacate once a new Tenant is identified.

VAT

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

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 October 2026