



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

£10,500 Per annum

DESFORD HALL, OFFICE 3
DESFORD | LE9 9JJ

- High-quality rural office premises
- Period features
- NIA 62.84 sq m (676 sq ft)
- 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 high-quality rural offices are situated on the ground floor of the Hall and enjoy views over the extensive landscaped gardens. The office retains many of the original features of the Hall with deep skirting boards, original cornicing to the ceilings and large bay sash windows. The office shares a modern kitchen and separate male and female toilet facilities, all of which are adjacent to the offices. There is also the provision of high-speed fibre optic broadband which is available at an additional charge.

ACCOMMODATION

The office accommodation has been measured on a Net Internal Area (NIA) basis as defined within the RICS Code of Measuring Practice 6th Edition. Office area A: 35.97 sq m (387 sq ft). Office area B: 26.87 sq m (289 sq ft). Total NIA 62.84 sq m (676 sq ft).

SERVICE CHARGE INFORMATION

A Service Charge is applicable in addition to the Rent, in respect of maintaining the communal areas of Desford Hall. The Service Charge for Office 3 is £10,338.25 for the current annual period.

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £11,250. Interested parties are advised to speak with the Local District Council for further information.

EPC

Office 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 and management of the building.

VAT

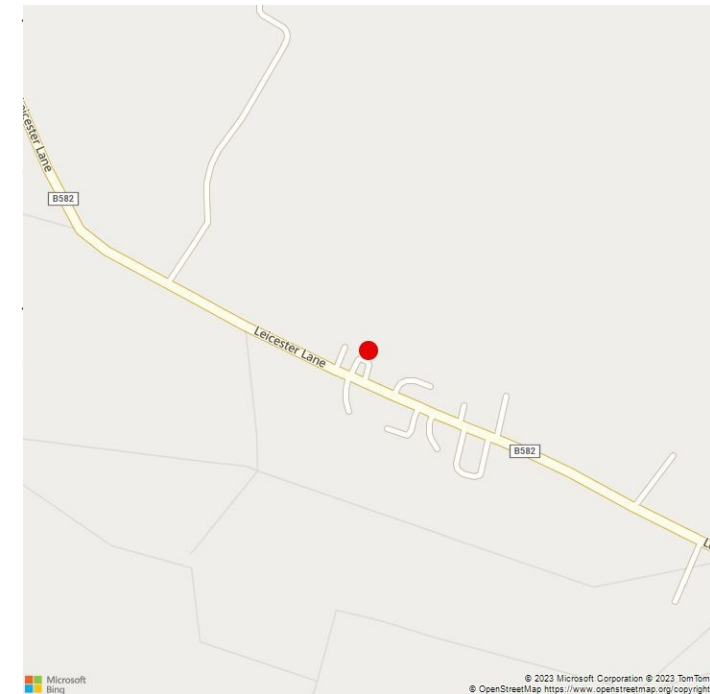
The Property is opted to tax and therefore VAT is applicable to the Rent quoted.

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 of our clients to satisfy our Anti-Money Laundering compliance. It will





SUBJECT TO CONTRACT Disclaimer:

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