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# Quorn House

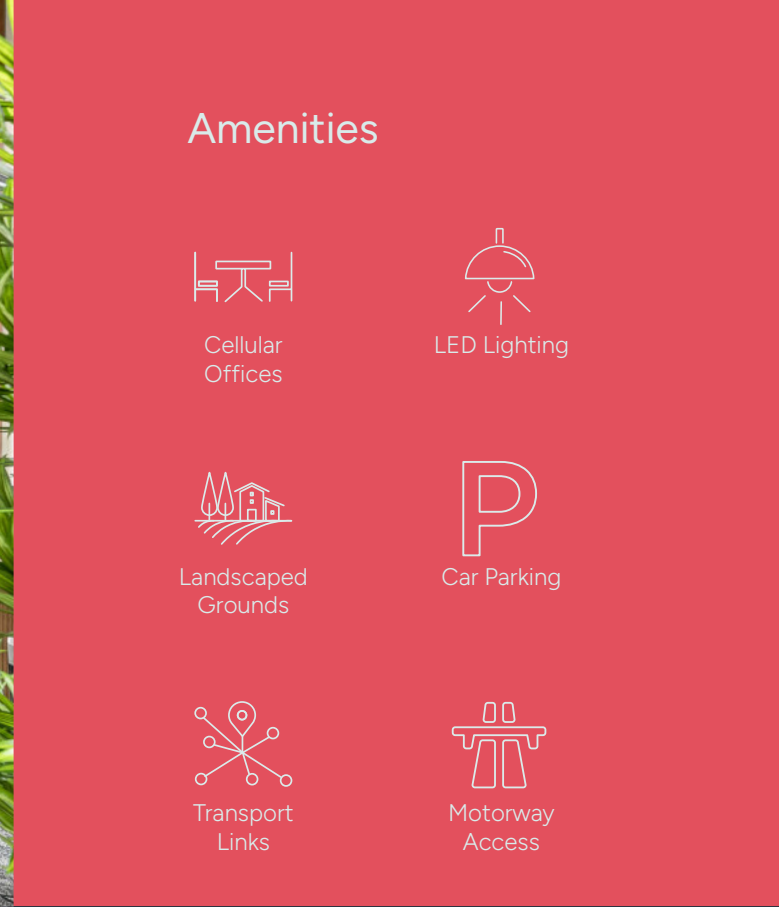
Leasehold  
Stunning Self Contained HQ office

Meeting Street, Quorn, Loughborough, LE12 8EX

10,473 Sq Ft (973.09 Sq M)



**To Let** | £99,500 pa



## Quorn House

10,473 Sq Ft (973.09 Sq M)

### Description

The subject building, which is Grade II Listed, was built in 1820.

The property is approached from a private drive and is set within attractive secluded landscaped grounds of approximately 11 acres.

The property is accessed via a wood panelled reception area, leading to the offices and with a feature staircase to the first floor. The accommodation consists of a range of attractive office suites and meeting rooms arranged over the ground, first and second floors. The offices which are in a cellular layout are of a superb specification including:

- Floor boxes and dado trunking
- LED lighting
- Gas central heating via wall mounted radiators and comfort cooling cassette in the server room
- High specification WCs on ground and first floors
- Circa 20 office/meeting rooms
- Basement area
- Stunning landscaped gardens including a miniature lake

There is a separate, self contained, single storey building previously used as a film studio and most recently for document storage.

## Location

The property is situated in the popular and desirable village of Quorn, set within the Charnwood Forest, between the university town of Loughborough and the city of Leicester.

The property is surrounded by attractive countryside and with good access to the A6, A46, M1 (J22), M69 and East Midlands Airport.

The village of Quorn offers a good range of local shopping amenities, as well as a number of restaurants/public houses.

### Locations

Nottingham: 18.1 miles

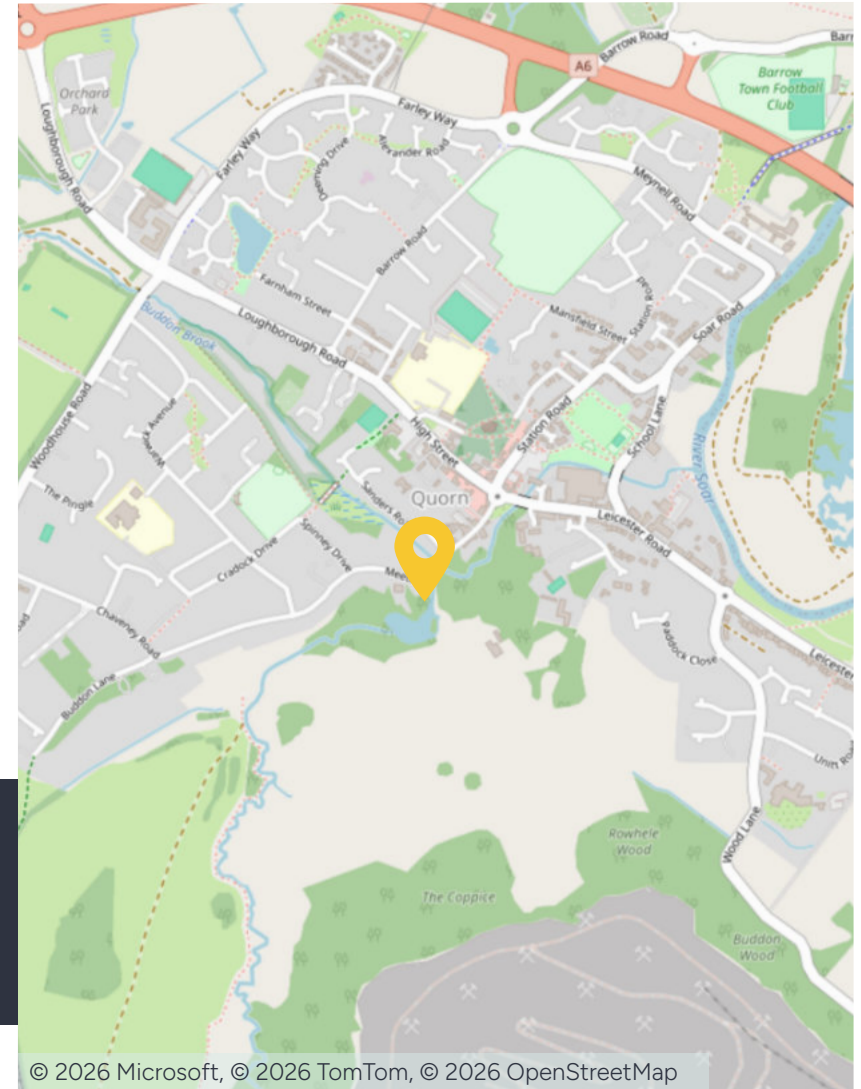
Leicester: 10.1 miles

### Nearest station

Loughborough: 9.8 miles

### Nearest airport

East Midlands: 11.5 miles



## Accommodation

Description	Sq Ft	Sq M
Basement	876	81.41
Ground	3,599	334.39
First	3,754	348.80
Second	732	68.02
Separate Studio Building	1,512	140.47
<b>Total NIA</b>	<b>10,473</b>	<b>973.09</b>

The building is available to let as a whole only.





## Further information

### Rent

The quoting rent is £99,500 per annum, subject to contract and other lease terms to be agreed. The building is available to let as a whole only.

### Lease Terms

The property is available to lease on a new internal and repairing insuring lease.

The landlord will be responsible for the external repairs of the property.

### Business Rates

The occupier will be responsible for paying business rates directly to the local authority.

Rateable Value: £84,500.

### EPC

Energy Performance Rating TBC.

### Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

### Service Charge

A service charge will be payable, to be agreed with the incoming tenant.

### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

The property is not elected for VAT.

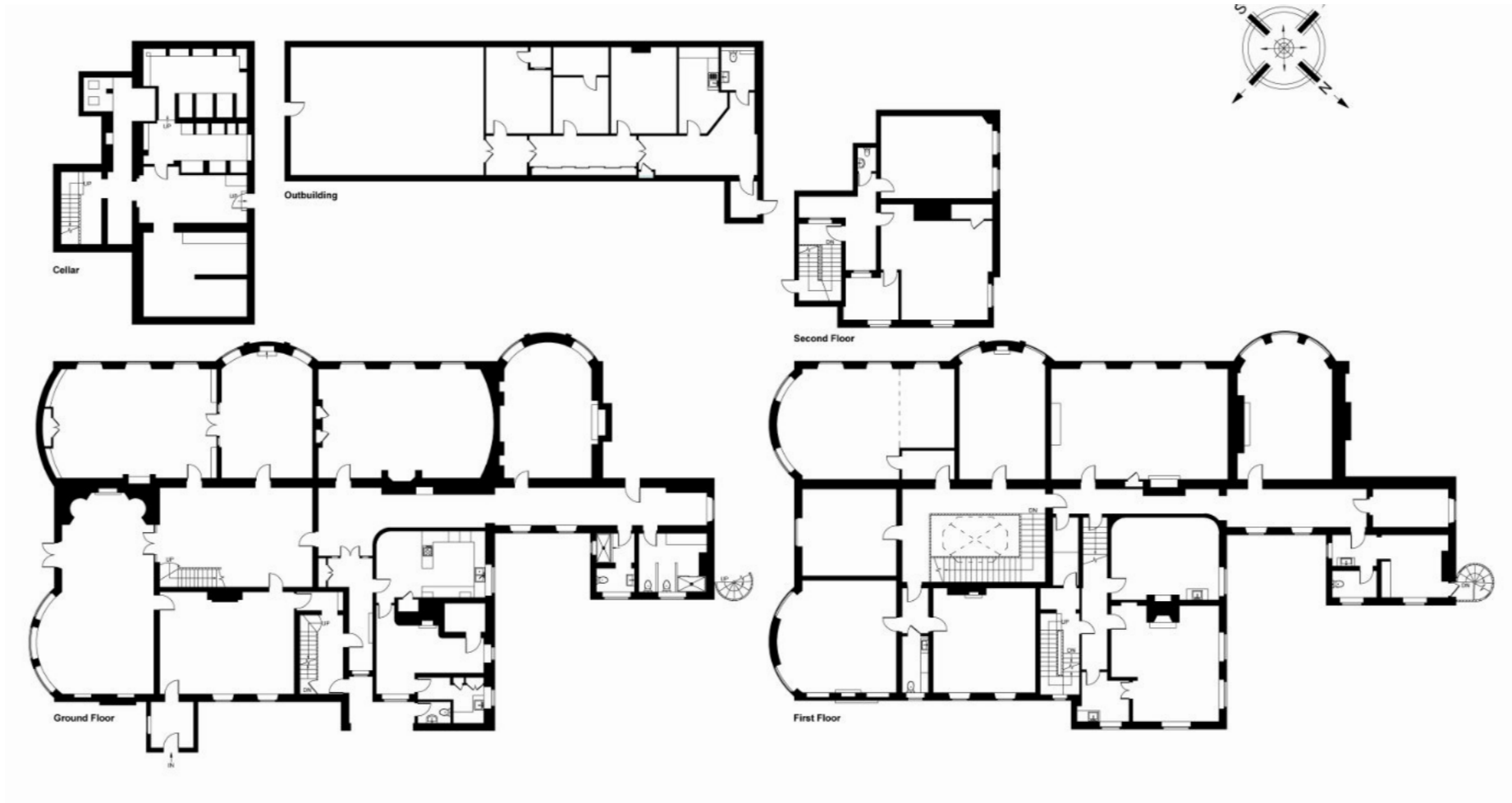
### Viewings

Strictly by prior arrangement with the sole agents.





## Floorplans



## Contact us



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Particulars dated May 2026. Photographs dated April 2026.



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