



To let - High-quality rural Offices 62.84 sq m (676 sq ft)

Office 3, Leicester Lane, Desford

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WELLS MCFARLANE
Chartered Surveyors and Property Consultants

High-quality rural Offices

Office 3, Leicester Lane, Desford

TO LET

£10,500 Per annum

- High-quality rural office premises
- Period features
- NIA 62.84 sq m (676 sq ft)
- Ample parking with visitor parking
- Modern kitchen and toilets
- Flexible lease terms available
- SAT NAV: LE9 9JJ



WELLS MCFARLANE

CHARTERED SURVEYORS AND PROPERTY CONSULTANTS

The Old Bank, 14 Bank Street, Lutterworth, Leicestershire, LE17 4AG

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High-quality rural Offices 62.84 sq m (676 sq ft)

Office 3, Leicester Lane, Desford

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 offices are situated on the ground floor of the Hall and enjoy views over the extensive landscaped gardens. The two linked offices are available immediately. The offices retain many of the original features of the Hall with deep skirting boards, original cornicing to the ceilings and large bay sash windows. The offices share 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).

Business Rates

The offices are yet to be assessed for business rate purposes. Interested parties should make contact with Hinckley and Bosworth Borough Council business rates department on 01455 238141 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.

Legal Fees

Each party to bear their own legal costs.

Rent

The annual rent is £10,500.

VAT

All prices are quoted excluding VAT.

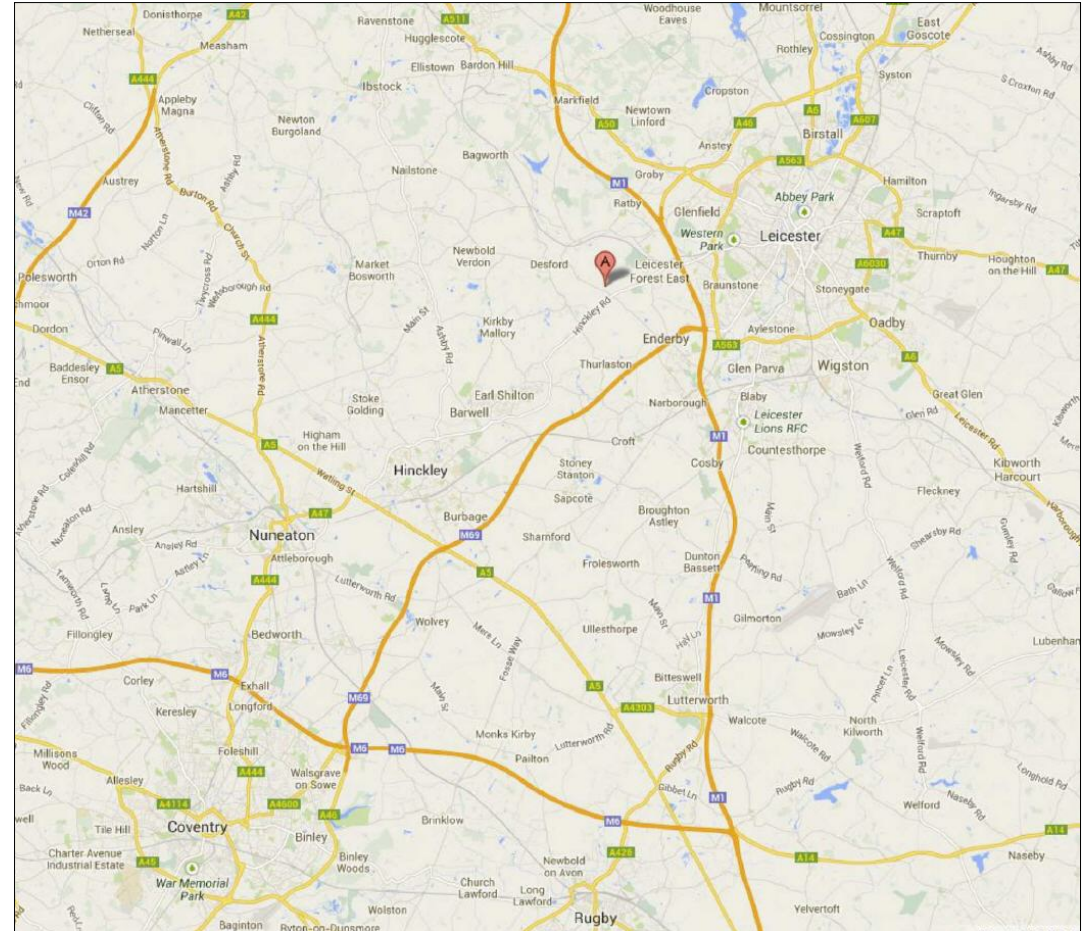
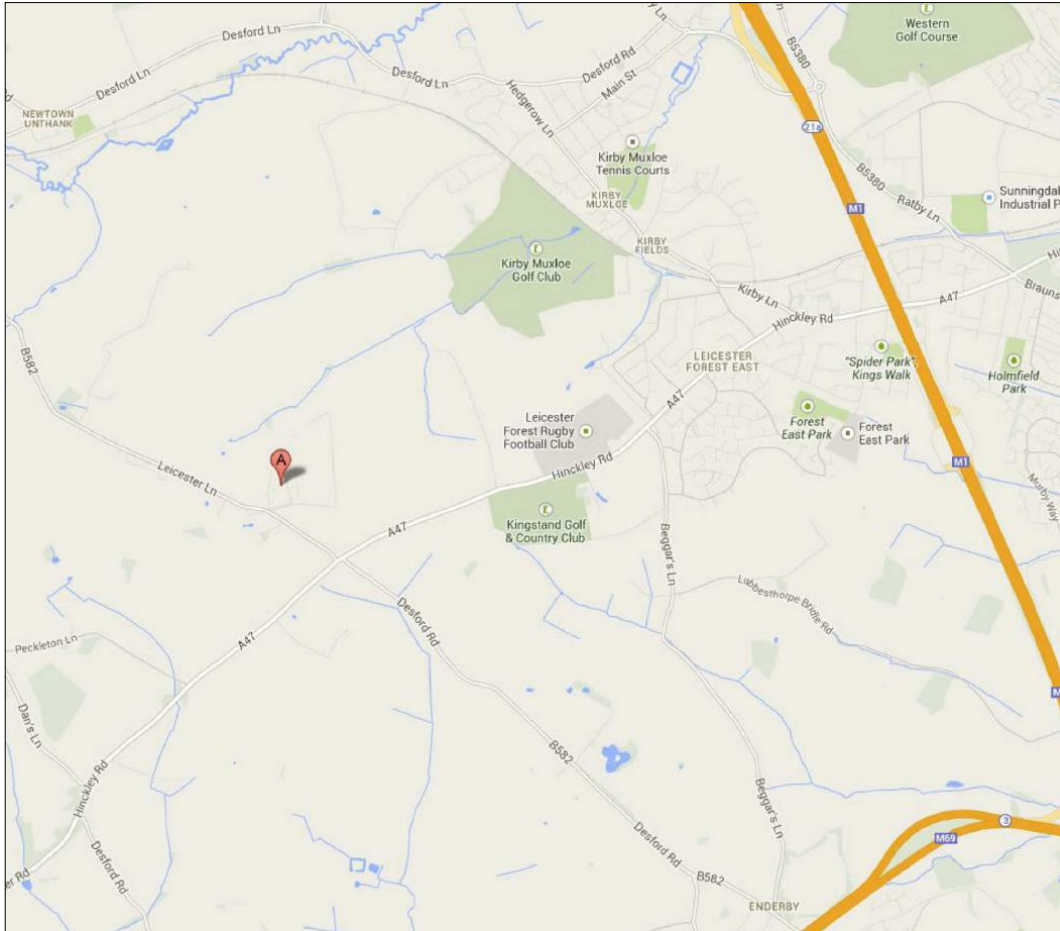
Viewing

Strictly by appointment with the Agents only.

Please contact: **Wells McFarlane**

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