



To let - High quality Office 953 sq ft NIA.

Office 7b, Desford Hall, Leicester Lane, Desford

www.wellsmcfarlane.co.uk

 **WELLS MCFARLANE**
Chartered Surveyors and Property Consultants

High quality Office 953 sq ft NIA.

Office 7b, Desford Hall, Leicester Lane, Desford

TO LET

£14,500 Per annum

- First floor office
- Prestigious Building
- Period features
- 953 sq ft NIA
- Ample parking with visitor parking
- Communal Kitchen and toilets
- SAT NAV: LE9 9JJ



RICS
Regulated by RICS



 **WELLS MCFARLANE**

CHARTERED SURVEYORS AND PROPERTY CONSULTANTS

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

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E: info@wellsmcfarlane.co.uk W: www.wellsmcfarlane.co.uk

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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

Office 7b is situated on the first floor of Desford 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 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 953 sq ft (88.53 Sq m) of first floor office space.

Business Rates

This office space is currently being re assessed for Business Rates and is likely to fall below the Small Business Rates relief threshold. Interested parties should contact Hinckley & Bosworth Council.

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 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.

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" require us to verify the identity of the purchaser prior to acceptance of an offer by the seller. Our practice is to request that you bring both a driving licence and passport for all parties to accompanied viewings. Please contact us prior to submitting an offer if this is not possible, we will then discuss other acceptable methods to verify your identity.

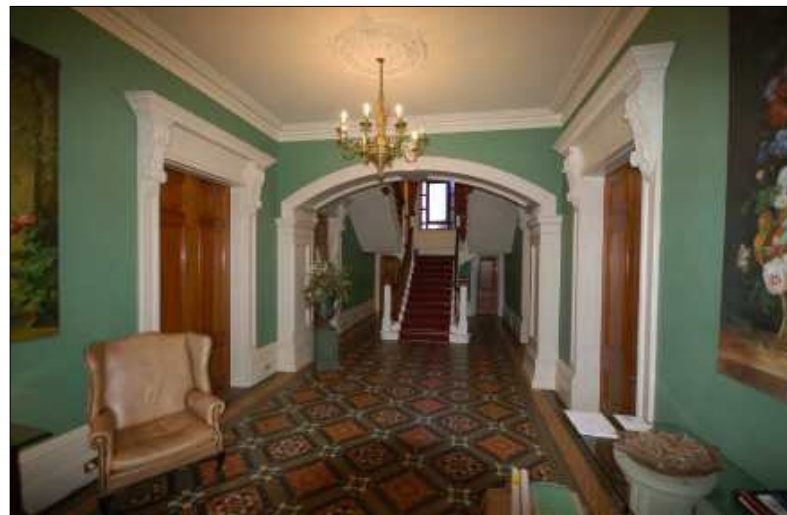
Viewing

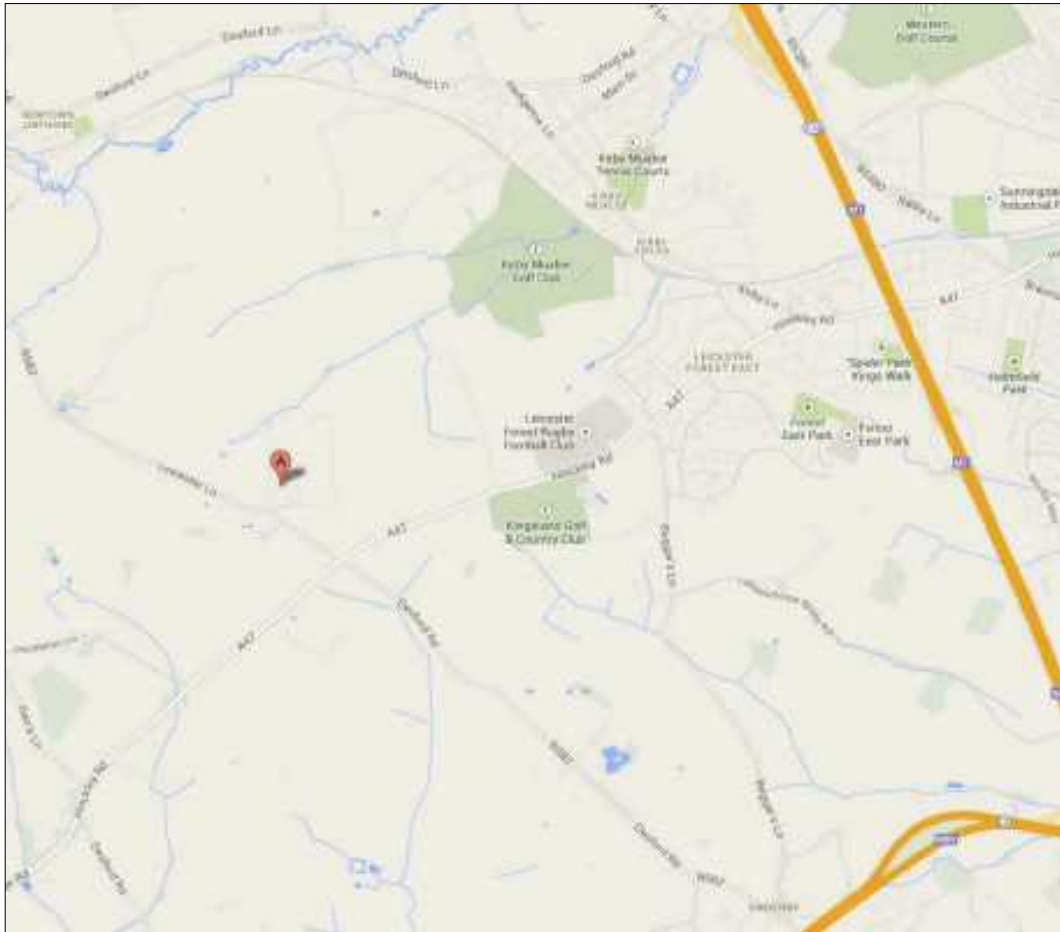
Strictly by appointment with the Agents only.

Please contact: **Wells McFarlane**

T: 01455 559030 | E:

info@wellsmcfarlane.co.uk





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