



BURROUGH COURT

OFFICES ♦ MEETING ROOMS ♦ BUSINESS UNITS

## Office 8 & 9



LEICESTERSHIRE'S  
**N<sup>o</sup>.1**  
BUSINESS VENUE  
[www.burroughcourt.com](http://www.burroughcourt.com)



### Office Space To Let

A 22-acre business park in the heart of Leicestershire, just 6 miles from Melton Mowbray, 8 miles from Oakham and 15 miles from Leicester, in-between the A1 and M1.

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Price - £1,700 + VAT per month

Two adjoining ground floor offices in the heart of our historic courtyard full of character, suitable for up to 10 people.



Entrance

- Unrestricted Parking
- Access to a 1GBps leased line
- A Coffee Shop
- 24/7 access
- Supplied by green energy



696 sq.ft.  
64.9m<sup>2</sup>

July 2025



Filled with natural light



A bright and modern office space



Beautifully landscaped gardens

## Terms and conditions

### Rent & Lease Terms

3 year lease with a mutual break at 18 months.  
Rent payable monthly in advance plus VAT.

### Service Charge

Included in rent.

### Utilities & Internet

£205 plus VAT monthly in advance (includes heating, water, electricity and access to our 1GBps leased line, subject to a fair use agreement). This is reviewed annually every July.

### Meeting Rooms

A Meeting Room with Wi-Fi and plasma 'smart' TV is available to office customers from as little as £25 per hour plus VAT.

### Rates

Rates are payable direct to Melton Borough Council. The property, if sole business premises, may qualify for Small Business Rate Relief, so no rates should be payable. Please contact the Council on 01664 502502 for more information.

### EPC

The Energy Performance Certificate rating is A.

### Disclaimer

These particulars are set out for general outline and do not constitute or form part of an offer or any contract. Areas and distances are approximate only. They are not to be relied upon as statements or representation or fact.

Particulars dated: July 2025



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Just minutes from Melton Mowbray and the A47, our 10,000 sq.ft. complex of luxury courtyard offices accompanied by a wealth of on site amenities can make a real difference to the way you and your team work and think.



A little look into one of our 23 Offices...



Nature on view from every window



The courtyard corridor with lots of natural light



A total of 7 Internal & External breakout areas throughout the park



Take your meeting outdoors on one of our three walking routes



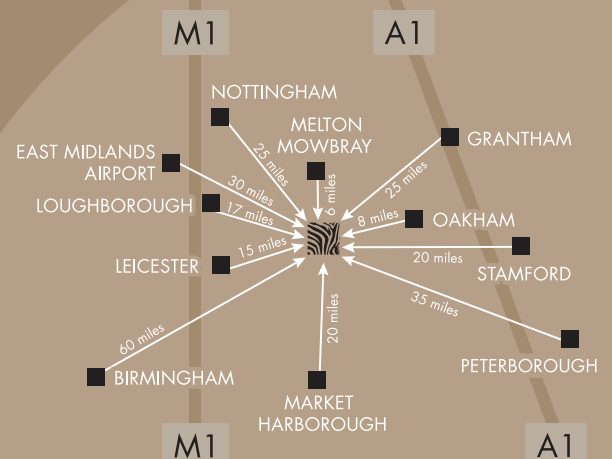
The garden room, overlooking one of the many water features we have in the landscaped gardens.



Plenty of space to relax and think...



Dog friendly environment



*"It is a very special place with a team dedicated to making it the best business venue in Leicestershire. We look forward to welcoming you here."*

Fred Wilson, Director



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## Floor plan of Burrough Court



- 1 Artisan Coffee Shop
- 1 GBps Leased Line
- 1 Meeting Room
- 1 Yoga & Pilates Studio
- 1 Biomass Boiler & Air Source Heat Pump
- 1 Co-Working Space

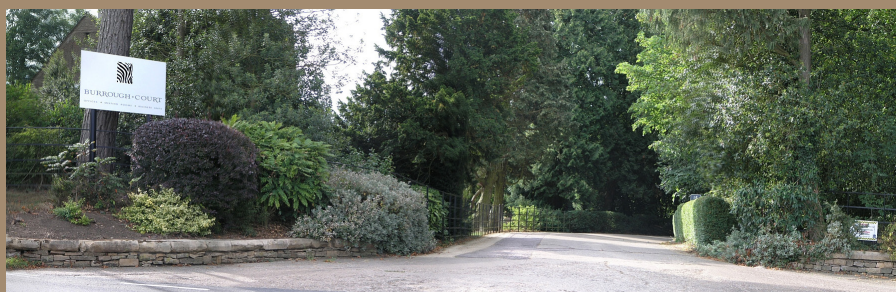
- 2 Electric Car Charging Bays
- 3 Walking Meeting Routes
- 3 Generation Family Business
- 5 Car Parks
- 7 Break/Lunch areas
- 7 Self Storage Boxes

- 23 Offices
- 350 Solar Panels
- 370 People work here
- Over 100 Years of History
- 1,000 acre Estate
- 85,000 sq.ft of Industrial Units



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