



Quorn House

Meeting Street, Quorn, Loughborough, LE12 8EX

Stunning self contained HQ office.

10,473 sq ft
(972.97 sq m)

- 10,473 sq ft (973.09 sq m)
- Grade II Listed
- Attractive offices/meeting rooms over ground, first and second floors
- Circa 20 offices/meeting rooms
- Floor boxes and dado trunking
- LED lighting
- Gas central heating
- High specification WCs on ground and first floors
- Basement area
- Stunning landscaped gardens

including a miniature lake

Quorn House, Meeting Street, Quorn, Loughborough, LE12 8EX

Summary

| | |
|-----------------------|--|
| Available Size | 10,473 sq ft |
| Rent | £99,500 per annum |
| Business Rates | N/A |
| Service Charge | A service charge will be payable, to be agreed with the incoming tenant. |
| Car Parking | Upon Enquiry |
| VAT | Not applicable. The property is not elected for VAT. |
| Legal Fees | Each party to bear their own costs |
| Estate Charge | Upon Enquiry |
| EPC Rating | Upon enquiry |

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.

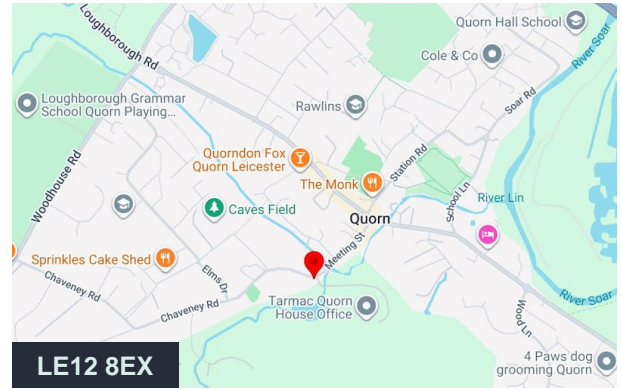
The property is surrounded by attractive countryside and with good access to the A6, A46, M1 (J22), M69 and East Midlands Airport.

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

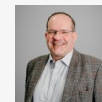
Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|------------------------|--------|--------|--------------|
| Building - Quorn House | 10,473 | 972.97 | Available |



Viewing & Further Information



Charles Warrack

0121 561 7885 | 07977 512965

charles.warrack@fishergerman.co.uk



James Allison

01218276672 | 07974519507

james.allison@fishergerman.co.uk



David Laws

0161 214 4661 | 07811 789932

david.laws@fishergerman.co.uk

| Name | sq ft | sq m | Availability |
|--------------|---------------|---------------|--------------|
| Total | 10,473 | 972.97 | |