



BURROUGH ♦ COURT

OFFICES ♦ MEETING ROOMS ♦ BUSINESS UNITS

Office 14



LEICESTERSHIRE'S

N^o.1

BUSINESS VENUE

www.burroughcourt.com

Office Space To Let

We are located in the heart of Leicestershire's finest countryside just 6 miles from Melton Mowbray, 8 miles from Oakham and 15 miles from Leicester.

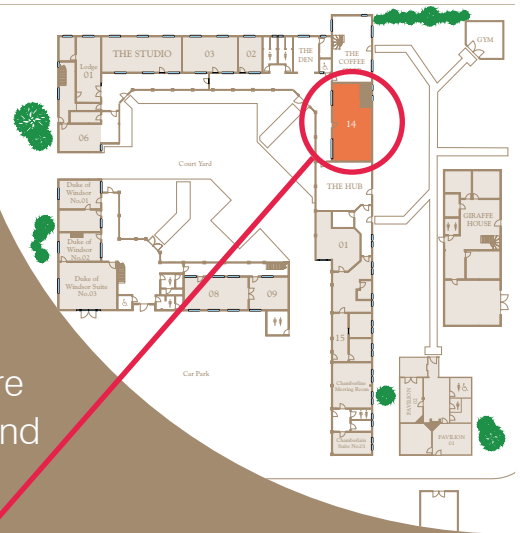
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Office 14 - £1,600 + VAT per month

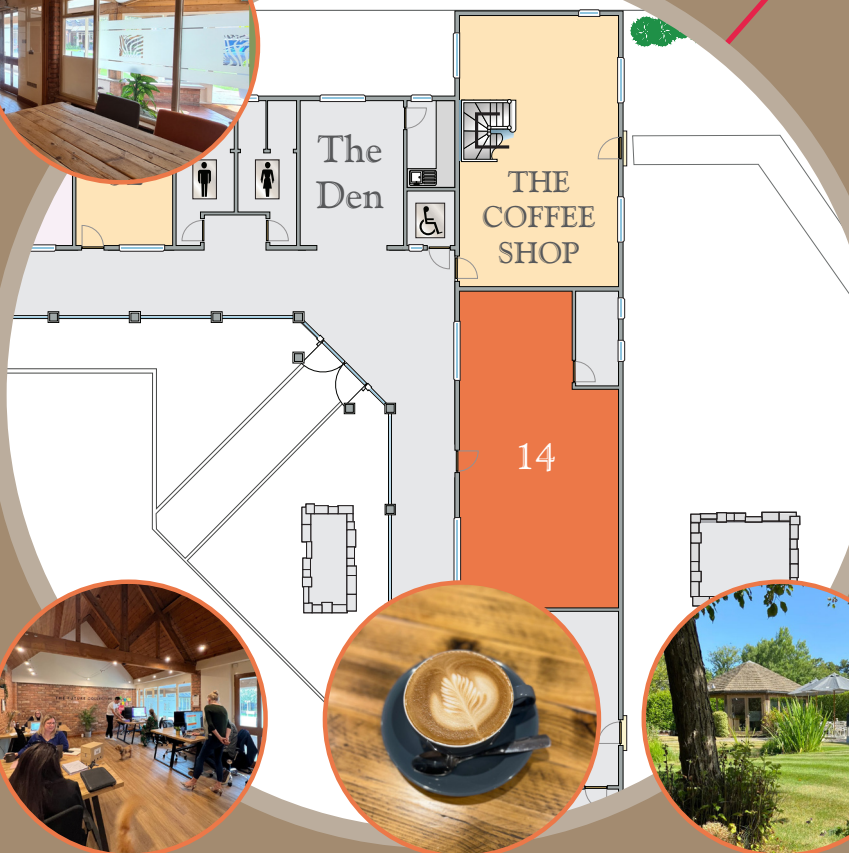
A stunning ground floor office positioned in the centre of our courtyard, supplied by renewable electricity and heating, with two offices forming the workspace.



Meeting Room



- 1Gbps leased line
- Meeting Room
- Heat Chill Air-Con
- Coffee Shop
- Free parking



576 sq.ft.
53.5m²



A bright and inspiring workspace



Barista coffee a few metres away



Beautifully landscaped gardens

Terms and conditions

Rent & Lease Terms

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

Internet, Heating & Service Charge

Paid monthly in advance, £150 plus VAT. Reviewed each July. Internet use subject to 'Fair Use' Agreement. Occupiers are to arrange for their own router to connect to the line.

Electricity

Metered electricity consumption payable monthly in arrears

Car Parking

There is extensive parking available in the adjacent Paddock Car Park.

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 C

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: September 2026

October 2026



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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 at the 2nd office in Office 14



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



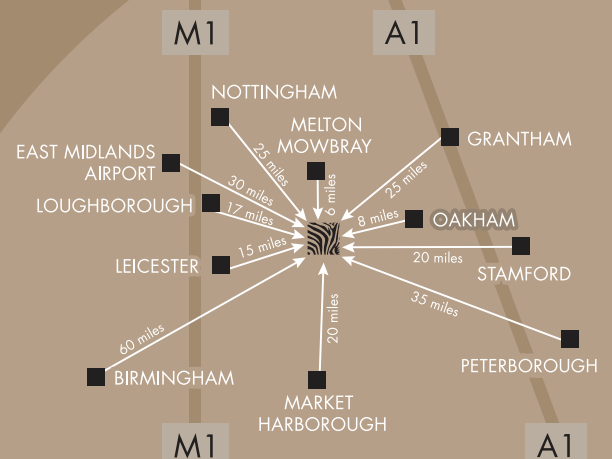
The gym, overlooking one of the many water features we have in the landscaped gardens



Plenty of space to relax and think...



Dog friendly environment



"Burrough Court provides the ideal blend of modern flexible work space in an open rural setting with all the facilities and on-site support our team and clients need"

Tom Heathcote, Partner, Knight Frank

"We've been here for 5 years and hopefully many years to come. Fantastic environment to work, great coffee and the friendliest owners and staff you could wish to meet."

Vijay Ram, CGI Director, Studio Evo



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Floor Plan of Burrough Court



Burrough Court in Numbers

1 Coffee Shop	1 Co-Working Space	23 Offices
1 GBps Leased Line	2 Electric Car Chargers	350+ People work here
1 Meeting Room	3 Walking Meeting Routes	350 Solar Panels
1 Gym	3 Generation Family Business	Over 100 Years of History
1 Biomass Boiler & Air Source Heat Pump	5 Car Parks	1,000 acre Estate
	7 Break/Lunch areas	85,000 sq.ft of Industrial Units



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