



BURROUGH ♦ COURT

OFFICES ♦ MEETING ROOMS ♦ BUSINESS UNITS

# The Pavilion 1



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



## 300 sq.ft 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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## Pavilion 1 - £750 + VAT per month

A self-contained ground floor workspace of 300 sq.ft consisting of two offices which are full of character and natural light, overlooking landscaped gardens and in a rural setting.



- Ultra-fast 1GBps leased line
- Adjacent car parking spaces
- Meeting Rooms available
- A Coffee Shop
- A membership free gym



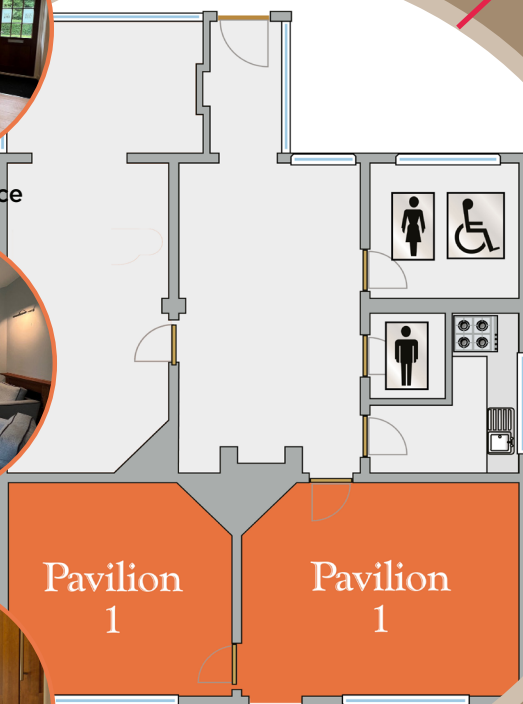
Private entrance



Filled with Natural Light



Access to a kitchen



300 sq.ft.  
27.87m<sup>2</sup>

January 2026

### Terms and conditions

#### Rent & Lease Terms

A 3 year lease with a mutual break at 18 months.

#### Utilities

Metered heating, water & electricity payable according to usage.

#### Car Parking

Three bays are immediately next to the Pavilion, first come first serve basis for Pavilion occupiers only, there is also electric car charging facilities on-site.

#### Internet

Access to the 1GBps leased line. Subject to a fair use agreement and the tenant is to provide their own firewall & router.

#### 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.

#### EPC

The Energy Performance Certificate rating is D.

#### 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.

#### 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 of fact.

Particulars dated: January 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 into one of our 23 Offices...



Nature on view from every window



A meeting room 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



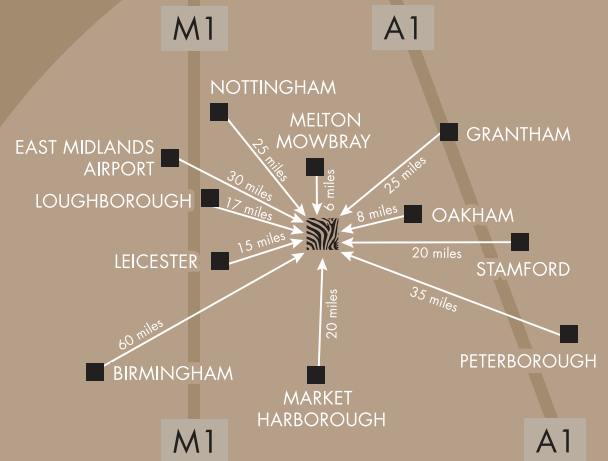
The gym, overlooking one of the many water features we have in the landscaped gardens



Plenty of space to relax and think...



A 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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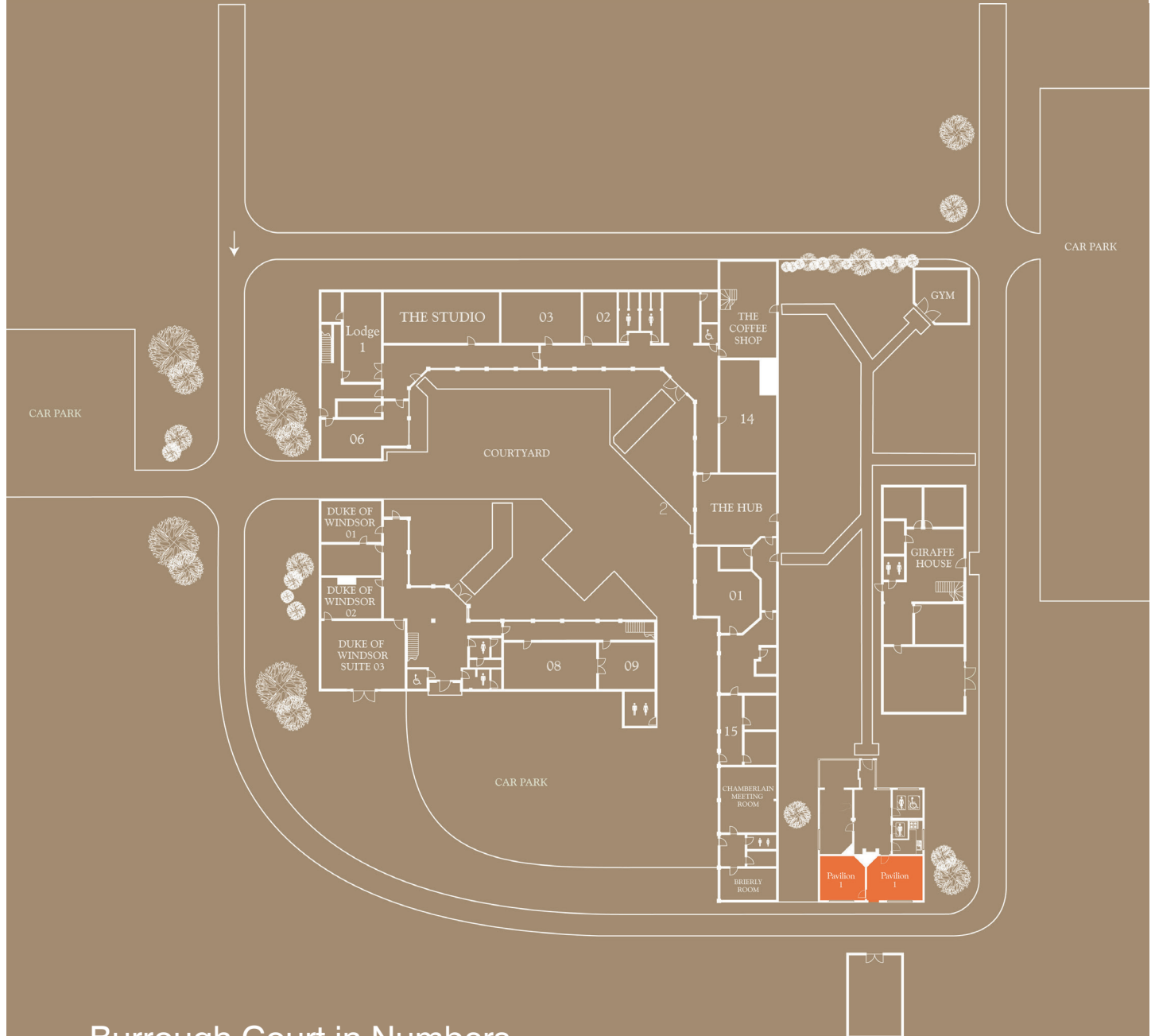
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## Floor Plan of Burrough Court



## Burrough Court in Numbers

- |   |                              |                                  |
|---|------------------------------|----------------------------------|
| 1 Boutique Coffee Shop                  | 1 Co-Working Space           | 23 Offices                       |
| 1 GBps Leased Line                      | 3 Walking Meeting Routes     | 350 People work here             |
| 1 Meeting Room                          | 4 Generation Family Business | 350 Solar Panels                 |
| 1 Air-Conditioned Gym                   | 5 Car Parks                  | Over 100 Years of History        |
| 1 Yoga & Pilates Studio                 | 7 Break/Lunch areas          | 1,000 acre Estate                |
| 1 Biomass Boiler & Air Source Heat Pump | 7 Self Storage Boxes         | 85,000 sq.ft of Industrial Units |



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