



BURROUGH COURT

OFFICES ♦ MEETING ROOMS ♦ BUSINESS UNITS

Pavilion 02



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.

www.burroughcourt.com



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Pavilion 2 - £600 pcm + VAT

A self-contained ground floor workspace consisting of 254 sq.ft., full of character and natural light, overlooking landscaped gardens.



- Access to a 1GBps leased line
- Access to a Meeting Room
- Designated parking area
- A Coffee Shop
- Electric Car Charging



254 sq.ft.
23.59m²

July 2026



Exclusive building



A workspace full of character



Beautifully landscaped gardens

Terms and conditions

Rent & Lease Terms

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

Utilities

Heating, water & electricity payable in addition.

Car Parking

There is extensive parking available in the adjacent Paddock & Lower Paddock Car Parks, with three bays immediately next to the Pavilion.

Internet

Use subject to 'Fair Use' Agreement. Occupiers are to arrange for their own router to connect to the line.

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 D.

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 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



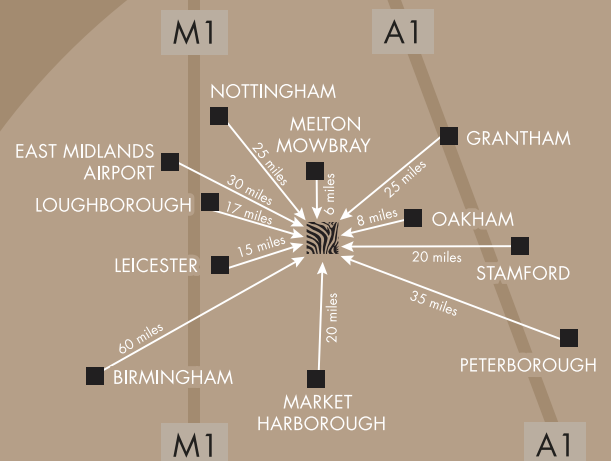
The gym, overlooking one of the many water features we have in the landscaped gardens



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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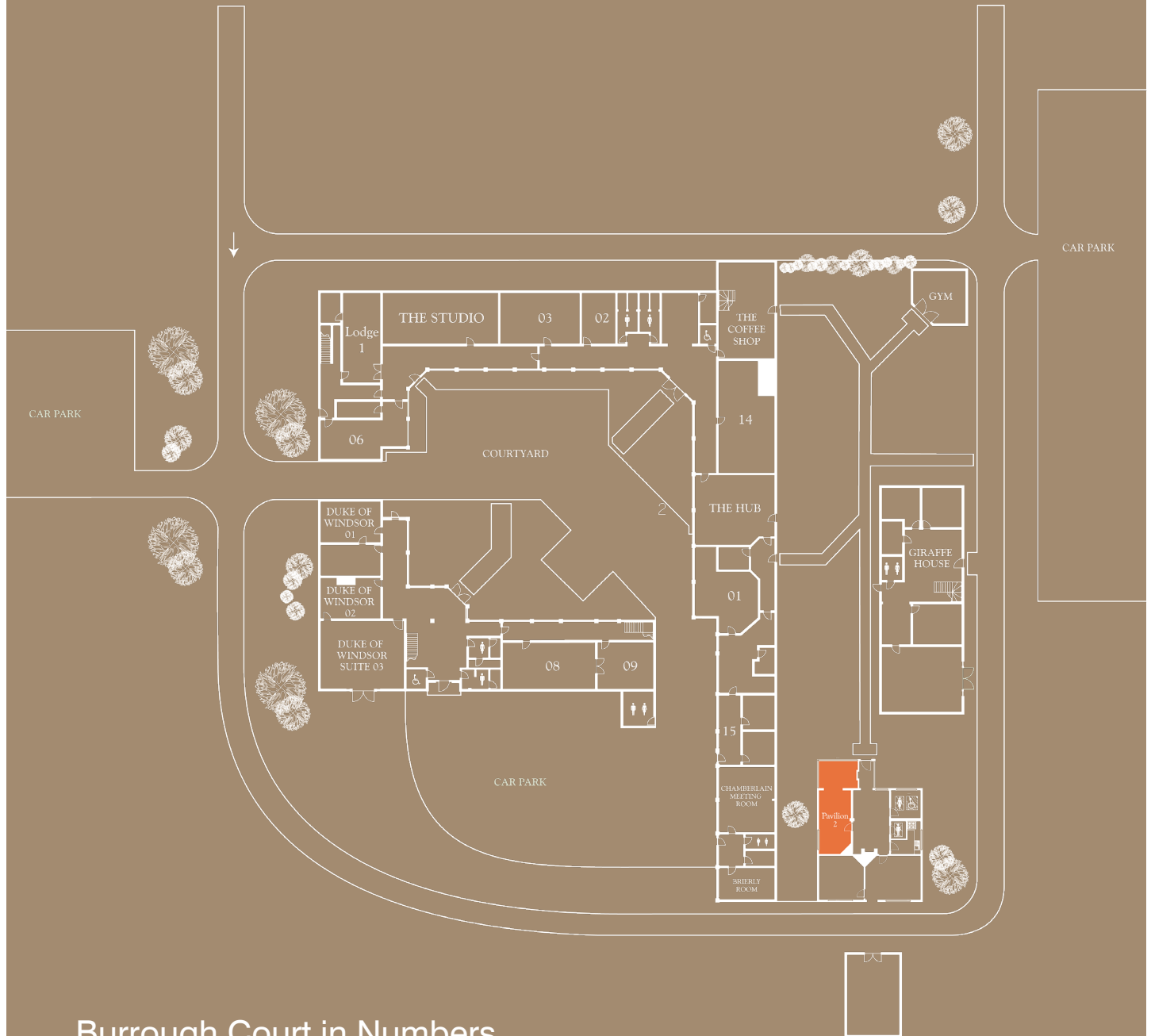
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BUSINESS VENUE

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Floor Plan of Burrough Court



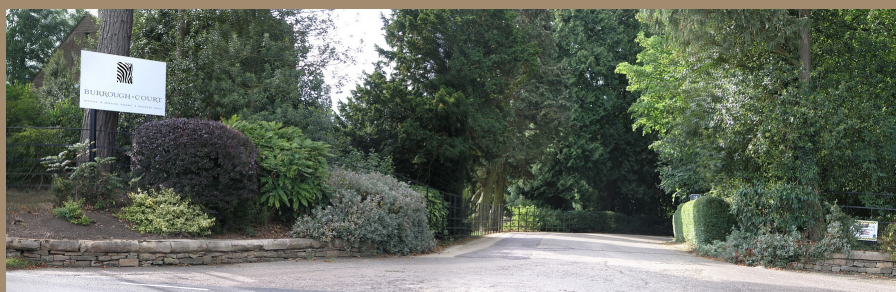
Burrough Court in Numbers

- | | | |
|---|------------------------------|---|
| 1 Coffee Shop | 2 Electric Car Charging Bays | 23 Offices |
| 1 GBps Leased Line | 3 Walking Meeting Routes | Over 100 Years of History |
| 1 Meeting Room | 3 Generation Family Business | 350 Solar Panels |
| 1 Gym | 5 Car Parks | 370 People work here |
| 1 Biomass Boiler & Air Source Heat Pump | 7 Break/Lunch areas | 1,000 acre Estate |
| 1 Co-Working Space | 7 Self Storage Boxes | 85,000 sq.ft of Industrial Units |
| | 22 acre Business Park | |



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