



**To let - 174 sq ft (16 Sq m)**

Grange Lane, Seaton, Nr Uppingham

[www.wellsmcfarlane.co.uk](http://www.wellsmcfarlane.co.uk)



**WELLS MCFARLANE**  
Chartered Surveyors and Property Consultants

# 174 sq ft (16 Sq m)

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## TO LET

**£5,000 Per annum**

- Rural Business Centre
- Turn key office solution
- Heating, electric and broadband included.
- Flexible Lease Terms
- Meeting Room facility
- Wi-Fi, data cabling and telecoms
- 1.5 miles off the A47
- SAT NAV: LE15 9HT

### Energy Performance Certificate Non-Domestic Building



The Barn  
Grange Farm  
Grange Lane, seaton  
OAKHAM  
LE15 9HT

Certificate Reference Number:  
9659-3050-0396-0590-9995

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

44 This is how energy efficient the building is.

### Technical information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 315  
Building complexity (NOS level): 4  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 43.51

### Benchmarks

Buildings similar to this one could have ratings as follows:  
33 If newly built  
87 If typical of the existing stock



# WELLS MCFARLANE

CHARTERED SURVEYORS AND PROPERTY CONSULTANTS

Devonshire House, 26 Bank Street, Lutterworth, Leicestershire, LE17 4AG

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## Description

Seaton Grange Offices are set within a converted stone built barn, constructed and maintained to a very high specification. The offices are arranged over two floors and benefit from perimeter trunking, ground source heat pump, CAT II lighting, feature wall lighting, shower facilities, attractive reception area and the use of a kitchen suite and meeting room space. Car parking is also available in close proximity to the property with an attractive lunch time seating area ideal for the summer months.

## Location

The Beech office is set within a converted iron stone barn and enjoy panoramic views over open countryside and landscaped garden. Located in the Rutland village of Seaton. With easy access to the road network A43, A47 and A1 and the nearby towns of Oakham, Uppingham and Stamford.

## Business Rates

The Beech office has an April 2018 Rateable Value of 1,375. Therefore Small Business Rates relief may apply if this is to be your only business premises. Interested parties should contact the Rutland County Council's Business Rates department for further details on 01572 722577.

## EPC

The Seaton Grange office building has an EPC Rating of B (44). A copy of the certificate is available upon request.

## Services

Seaton Grange Offices benefit from a environmentally friendly heating system and therefore the heating and electricity cost are included within the service charge arrangement, which is charged quarterly in advance.

## Terms

The property is available to be let by way of a new lease on terms to be agreed. The quoting rent is £5,000 per annum. A service charge is payable to cover the maintenance and upkeep of communal areas, heating, lighting and Internet provision.

## VAT

The rent quoted is exclusive of VAT, which is chargeable.

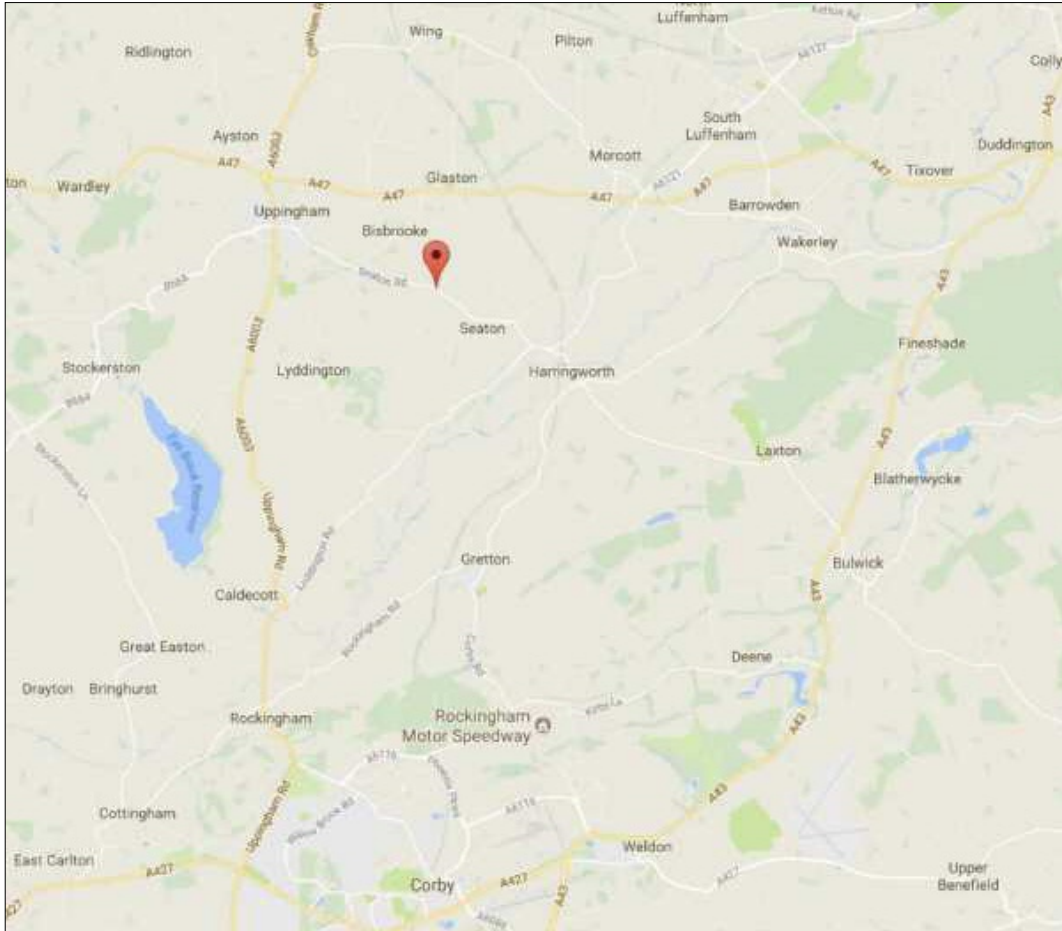
## Costs

Each party to bear their own legal costs.

## Viewing

Strictly by appointment with the Agents only. Please contact: **Wells McFarlane**  
T: 01455 559030 | E: [info@wellsmcfarlane.co.uk](mailto:info@wellsmcfarlane.co.uk)





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