



To let - 105 sqft to 1,500 sq ft

Grange Lane, Seaton, Nr Uppingham

www.wellsmcfarlane.co.uk



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

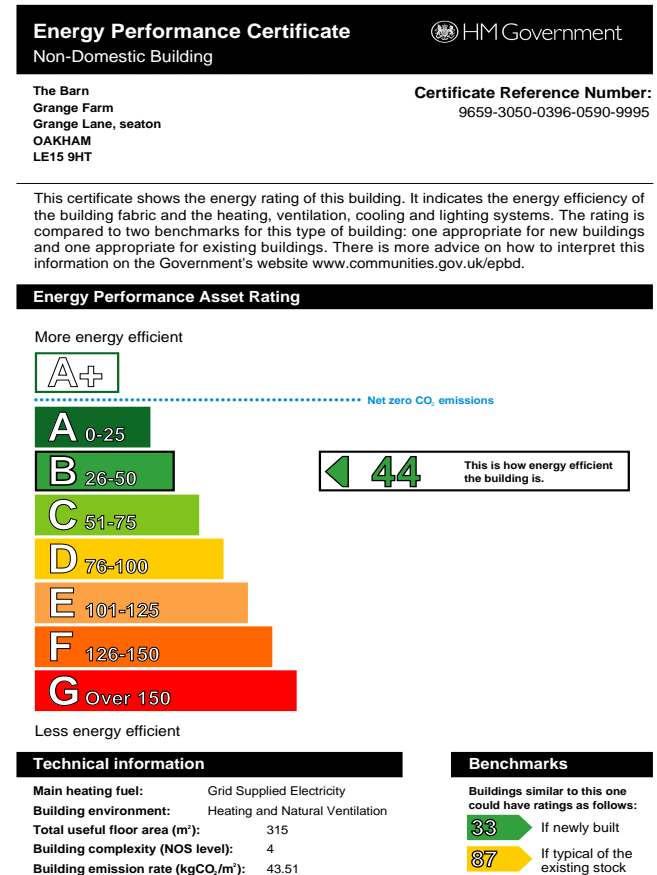
105 sqft to 1,500 sq ft

Grange Lane, Seaton, Nr Uppingham

TO LET

£375 (from) PCM

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



WELLS MCFARLANE

CHARTERED SURVEYORS AND PROPERTY CONSULTANTS

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

T: 01455 559030 F: 01455 558529

E: info@wellsmcfarlane.co.uk W: www.wellsmcfarlane.co.uk

105 sqft to 1,500 sq ft

Grange Lane, Seaton, Nr Uppingham

Description

The 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 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 office suites are currently being individually assessed for Business Rates purposes. Interested parties should contact the Rutland County Council's Business Rates department for further details on 01572 722577.

It is anticipated that the individual office suites will be eligible for Small Business Rates Relief.

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 rents start from £375 per calendar month, for a minimum term of 12 months. A 3 months rent deposit will be required.

A service charge is payable to cover the maintenance and upkeep of communal areas.

VAT

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

Costs

Each party to bear their own legal costs.

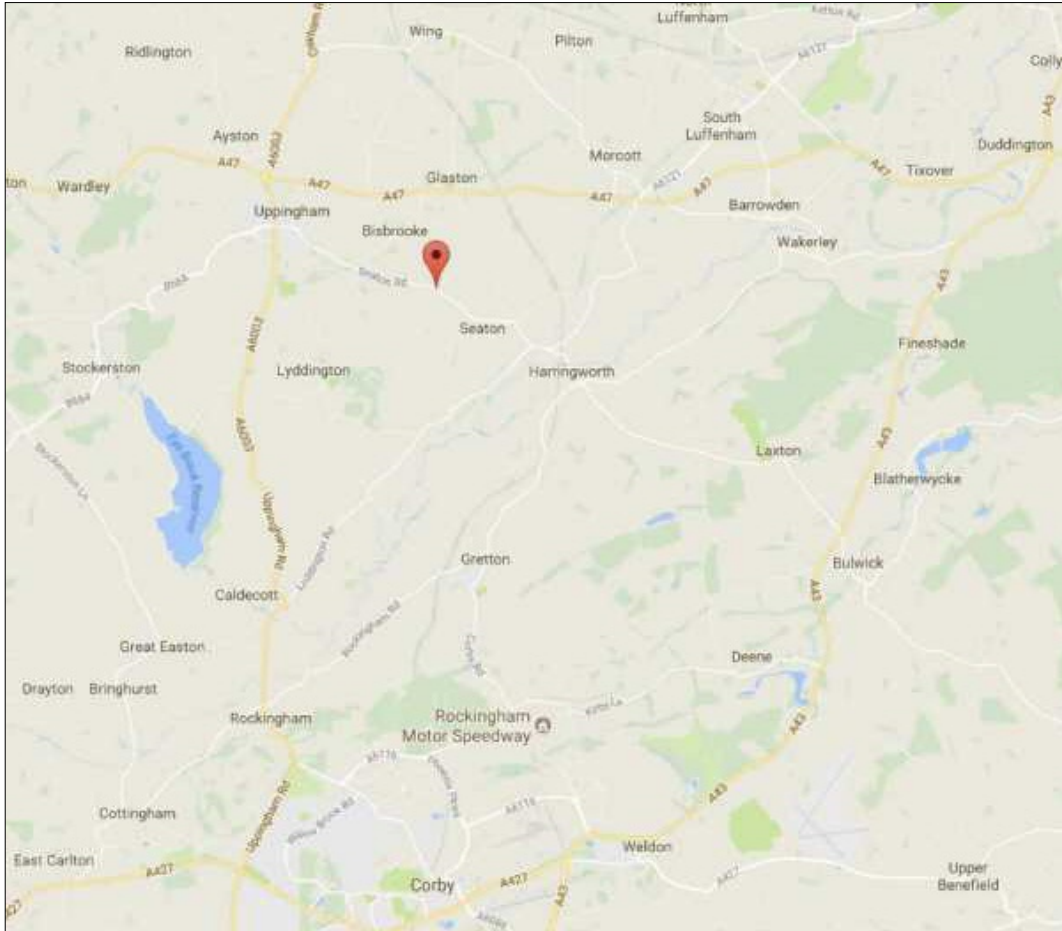
Viewing

Strictly by appointment with the Agents only.

Please contact: **Wells McFarlane**

T: 01455 559030 | E: info@wellsmcfarlane.co.uk





These particulars do not constitute any part of any offer or contract. None of the statements contained herein are intended to be statements or representations of fact or opinion by either the vendor or Wells McFarlane or its employees or agents. Neither Wells McFarlane nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Instead parties must satisfy themselves by inspection or survey on any matter or statement contained within these particulars.

Wells McFarlane
Devonshire House
26 Bank Street
Lutterworth
Leicestershire
LE17 4AG

T: 01455 559030 F: 01455 558529 E: info@wellsmcfarlane.co.uk W: www.wellsmcfarlane.co.uk



WELLS MCFARLANE
Chartered Surveyors and Property Consultants