



**To let - Open Plan Office 1,125 Sq Ft (104.51 Sqm)**

Open Plan Office, Grange Lane, Seaton, Nr Uppingham

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**WELLS MCFARLANE**  
Chartered Surveyors and Property Consultants

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## TO LET

**£15,000 Per annum**

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



**CHARTERED SURVEYORS AND PROPERTY CONSULTANTS**

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

T: 01455 559030 F: 01455 558529

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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, breakout area and meeting room. Car parking is also available in close proximity to the property with an attractive lunch time seating area ideal for the summer months.

## Location

Located in the Rutland village of Seaton. The location provides easy access to the road network A43, A47, A1, A14 and the nearby towns of Oakham, Uppingham and Stamford. Set within a converted iron stone barn and enjoy panoramic views over open countryside and landscaped gardens.

## Accommodation

The Open Plan Office is located on the ground floor and provides 1,125 sq ft (104.51 Sq M) of office accommodation and is measured in accordance with the RICS Code of Measuring Practise.

## Business Rates

The Open Plan office is 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.

## 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 an 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 office suite is available to be let by way of a new lease on terms to be agreed. A 3 months rent deposit will be required.

A service charge is payable to cover the maintenance and upkeep of communal areas, heating, lighting and broadband. The quoting rent is £15,000 per annum.

## VAT

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

## Costs

Each party to bear their own legal costs.

## Viewing

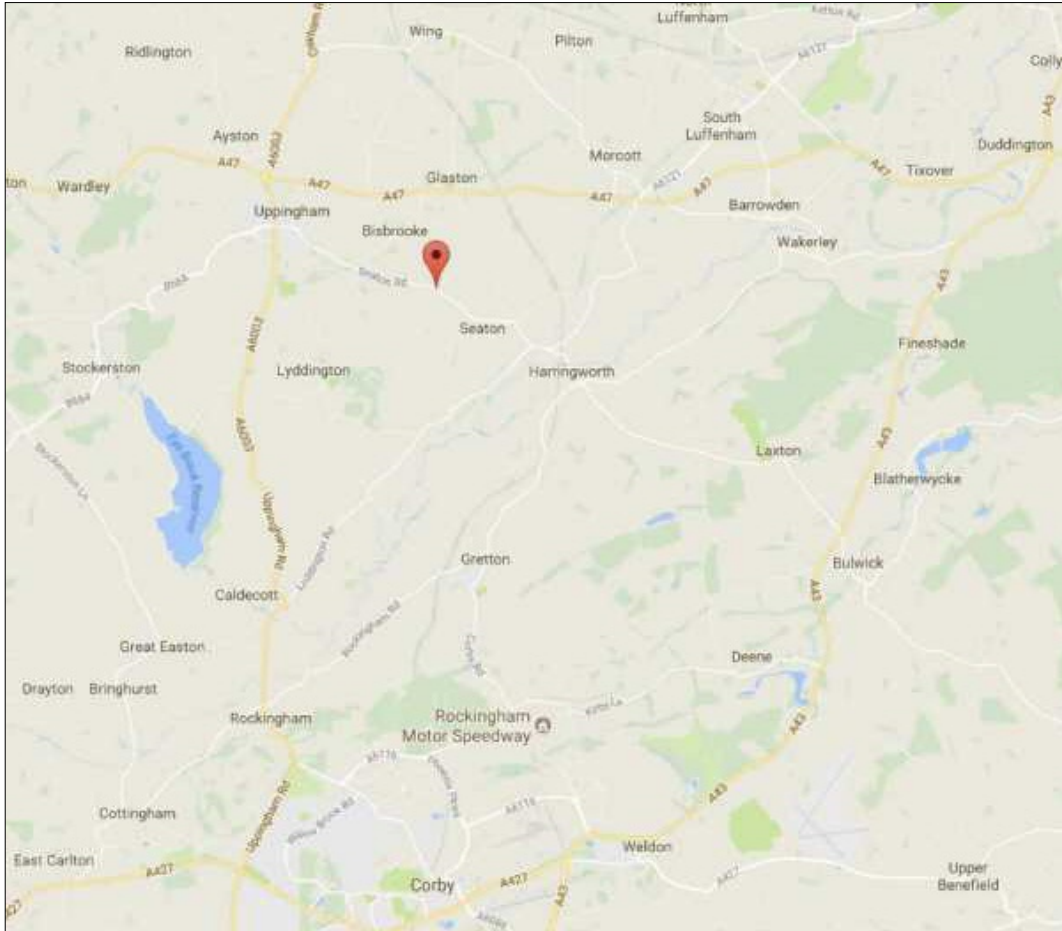
Strictly by appointment with the Agents only.

Please contact: **Wells McFarlane**

**T:** 01455 559030 | **E:**

[info@wellsmcfarlane.co.uk](mailto:info@wellsmcfarlane.co.uk)





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