



**WELLS MCFARLANE**  
Chartered Surveyors and Property Consultants

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Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



**TO LET**

£7,000 Per annum

THE OPEN PLAN OFFICE, GRANGE LANE  
UPPINGHAM | LE15 9HT

- Rural Business Centre
- Turn key office solution
- Heating, electric and broadband included.
- 457 sq.ft (42.46 sq,m)

## LOCATION

Seaton Grange Offices are set within a converted stone built barn, constructed and maintained to a high specification 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.

## DESCRIPTION

The Open Plan Office is situated on the ground floor and benefits 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.

## ACCOMMODATION

The Property has been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice.

The NIA is 457 sq ft (42.46 sq m).

## SERVICE CHARGE INFORMATION

A Service Charge is payable to cover the maintenance and upkeep of communal areas, lighting, heating and internet provision.

## BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £3,450. At this level, occupiers may benefit from an element of Small Business Rates Relief. Interested parties are advised to speak with the Local District Council for further information.

## EPC

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

## TERMS

The property is available to be let by way of a new lease on terms to be agreed. A service

charge is payable to cover the maintenance and upkeep of communal areas, heating, lighting and Internet provision.

## VAT

The Property is opted to tax and therefore VAT is applicable to the Rent quoted.

## LEGAL COSTS

Each party to bear their own legal costs.

## OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for to you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.



#### SUBJECT TO CONTRACT Disclaimer:

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