



**£400 Per Calendar Month**

Unit 1 Lucas Court, Fenton, NG23 5DE



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Welcome to Lucas Court in Fenton! This modern office space boasts a prime location that is sure to impress. With one spacious reception room, this property offers a versatile space that can be tailored to suit your business needs.

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## INTRODUCTION

A rural barn conversion creating an office unit that could equally be used for a studio, workshop or storage facility.

Modern interior retaining traditional features.

Delightful rural village setting. Secure gated access and private parking. Networked BT Infinity broadband and electric heating. Net internal area is 24.83 sq m (267 sq ft).

## LOCATION

Lucas Court offices are located centrally in the rural village of Fenton, between Beckingham and Stubton. The A17 is 2 miles to the North and there is convenient access to the A1 and Newark (6 miles). London Kings Cross is 75 minutes from Newark Northgate Station.

## DESCRIPTION

The property is a single storey traditional barn, converted in 2006 to the highest standard. Internally the office is open plan, newly decorated.

Office One - 4.29 m x 3.61 m

Office Two - 3.61 m x 2.11 m

Designated off road private parking is provided.

## SERVICES

The property benefits from mains electricity, broadband (BT Infinity) networking is available. Shared kitchen and toilet facilities are provided.

Heating is via electric heating and electric usage is separately metred and will be charged annually on meter reading usage.

Broadband speed tested 16/11/2023 - 38 mbs download, 24 mbs upload.

## OUTGOINGS

The property has a non domestic business rate of £1,875. Rates are payable to South Kesteven District Council. Small Business Relief may be available.

## RENT AND LEASE TERMS

The asking rent is £400 per calendar month (£4,800 per annum). This is inclusive of water and drainage rates but exclusive of electricity, telephone, broadband and business rates. The landlord is able to offer flexible lease terms to suit.

## LEGAL COSTS

Each party will bear their own legal costs incurred in the preparation of the lease.

## VIEWING

By appointment with the agents office.

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## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application.



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