



£425 PCM

Unit 5 Lucas Court, Fenton, NG23 5DE

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INTRODUCTION

A rural barn conversion with modern interior retaining traditional features. Suitable for office use, studio or workshop. Net internal area 378 sq ft (35.14 sq m).

Delightful rural village setting.

Secure gated access with car parking for up to 2 cars.

Networked BT Infinity broadband available and electric heating.

LOCATION

Lucas Court offices are located centrally in the rural village of Fenton, between Beckingham and Stubton. The A17 road 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 - 5.59 m x 3.75 m

Office Two - 4.50 m x 2.04 m

Store - 2.17 m x 1.03 m

Designated off road private parking is provided.

SERVICES

The property benefits from mains electricity, broadband (BT Infinity) networking is available. Broadband speed test 06/03/2022 - 50.53 mbs download and 10.72 mbs upload.

Kitchen and toilet facilities provided.

Heating is via electric heating and electric usage is separately charged.

OUTGOINGS

The property has a non domestic business rate. The rates are payable to South Kesteven District Council.

RENT AND LEASE TERMS

The asking rent is £425 per calendar month (£5,100 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.

Credit References and Deposit

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



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