



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

£4,000 Per annum

FIRST FLOOR OFFICES SEATON GRANGE,
GRANGE LANE
UPPINGHAM | LE15 9HT

- Rural Business Centre
- First-Floor Offices
- Service charge includes heating, electricity & broadband.
- Wi-Fi, data cabling, telecoms

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.

DESCRIPTION

Seaton Grange Offices are set within a converted stone built barn, constructed and maintained to a very high specification. The offices are situated on the first floor on the right-hand side of Seaton Grange 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. This article is for the first-floor offices on the right-hand side which comprise Beech, Willow, Ash and Iroka offices. Car parking is also available in close proximity to the property with an attractive lunch time seating area ideal for the summer months.

ACCOMMODATION

Ash office: 105 Sq. Ft (9.75 Sq M)
Iroka Office: 119 Sq. Ft (11.05 Sq M)
Beech Office: 174 Sq. Ft (16.16 Sq M)
Willow Office: Not Included in Total NIA as it provides a means of fire escape.
Total Net Internal area: 398 Sq. Ft (36.97 Sq M)

SERVICE CHARGE INFORMATION

A service charge is payable to cover the maintenance and upkeep of communal areas, and includes heating, lighting and broadband for the offices. The Service Charge budget for 2026 is £4487.40.

BUSINESS RATES

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 C. A copy of the certificate is available upon request.

TERMS

The first-floor offices are available by way of a new lease with an asking rent of £4,000 per annum on terms to be agreed.

VAT

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

VIEWINGS

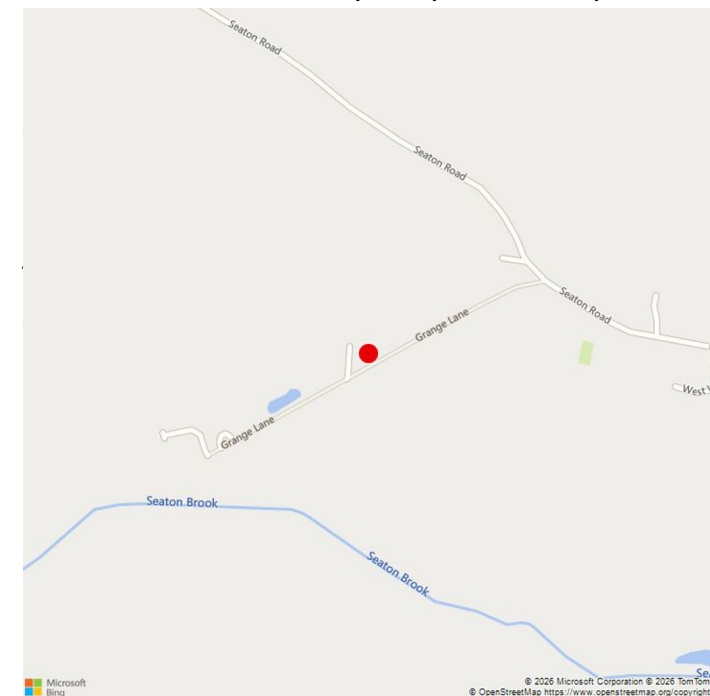
~][Property Viewing][~

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 you to carry out a





SUBJECT TO CONTRACT Disclaimer:

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