



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

£150.00 Per calendar
month

IROKA OFFICE SEATON GRANGE,
GRANGE LANE
UPPINGHAM | LE15 9HT

- Rural Business Centre
- Incentives available
- Heating, electric and broadband included.
- Flexible Lease Terms

LOCATION

Iroka office is a first floor suite set within a converted iron stone barn which enjoys 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

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, CAT II lighting, feature wall lighting, shower facilities, attractive reception area, use of a communal kitchen and meeting room space. Heating is provided to Seaton Grange via ground source heat pump. Car Parking is also also available in close proximity to the property with an attractive lunch time seating area ideal for the summer months.

ACCOMMODATION

The office has been measured in accordance with the RICS Code of Measuring Practice on a Net Internal Area (NIA) basis and measures 119 Sq. Ft. (11.6 Sq. M)

BUSINESS RATES

The Iroka office has an April 2023 Rateable Value of £910.00. Therefore Small Business Rates relief may apply if this is to be your only business premises. Interested parties should contact the Rutland County Council's Business Rates department for further details.

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 basic internet provision. The service charge for the current period works out at £111.66 + VAT per calendar month.

PROFESSIONAL FEES

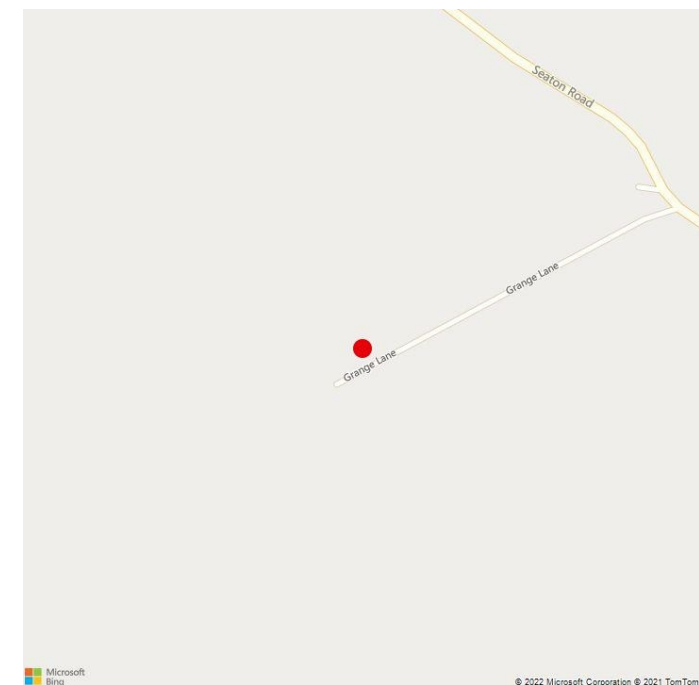
The incoming tenant will be required to make a contribution of £350 plus VAT in respect of preparing the tenancy documentation.

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 '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:

Wells McFarlane Limited and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Wells McFarlane Limited assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars Dated August 2026