WELLS MCFARLANE
Chartered Surveyors and Property Consultants

01455 559030
Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB

TO LET

£250.00 Per month

THE ASH OFFICE SEATON GRANGE,
GRANGE LANE
UPPINGHAM | LE15 9HT

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

LOCATION

The Ash office is set within a converted iron stone barn 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

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, 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 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 105 Sq. Ft. (9.75 Sq. M)

SERVICE CHARGE INFORMATION

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

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the office has an April 2023 Rateable Value of £800.00

EPC

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

TERMS

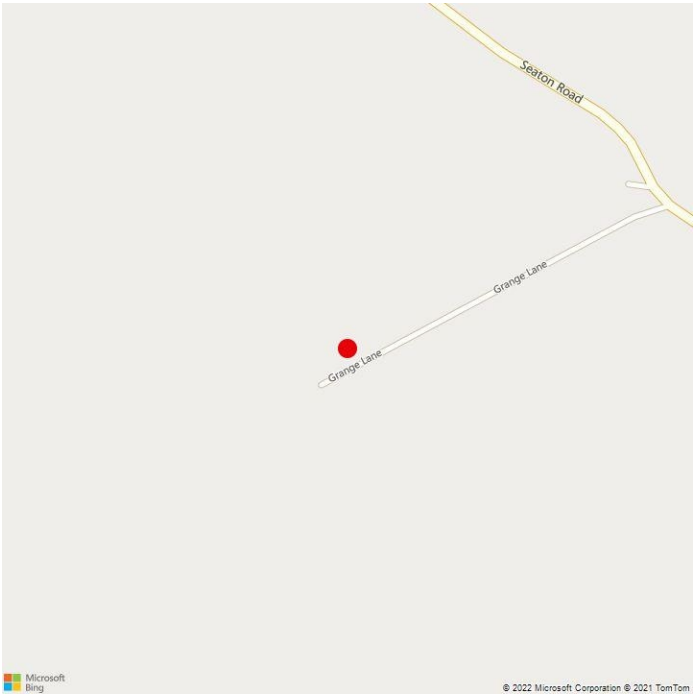
The Property is available to be let by way of a new lease on terms to be agreed.

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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Particulars Dated March 2026