



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Eden House, 8 St. John's Business Park, Lutterworth LE17 4HB



TO LET

£25,000 Per annum

SUITE 2 THE HAY BARN, KINGS
NEWNHAM LANE
BRET Ford, CV23 0JU

- Office or clean storage space
- 2,369 sq ft NIA approx
- Rural location

LOCATION

Newnham Grounds Farm is situated in idyllic open countryside just off the Fosse Way, west of Rugby. The property is located on Kings Newnham Lane, which links to the Fosse Way (B4455) providing access to Rugby via the A428 and Coventry via the A46. From Rugby and Coventry, motorway access is provided.

DESCRIPTION

A modern portal framed farm building converted to form a self-contained office or storage space, with views over spectacular open countryside. The building has suspended ceilings with Cat 2 lighting, perimeter trunking with power points throughout. It is temperature controlled by way of a ground source heat pump plus a separate climate control system. The property benefits from mains water and three phase electricity, as well as onsite parking. The site also incorporates a gated intercom entry system for additional security.

ACCOMMODATION

Ground Floor: Entrance hall with access to stairs, male and female toilets, shower room and a lift. The ground floor office is open plan with the benefit of a kitchenette.

BUSINESS RATES

According to the Valuation Office Agency the April 2023 rateable value of the property is £22,000.00. Interested applicants are advised to make their own enquiries with Rugby District Council.

EPC

The property has an EPC rating of B (42)

TERMS

The Property is available to let by way of a new Lease on a full repairing and insuring basis. There will be service charge contribution towards the maintenance and upkeep of the communal areas.

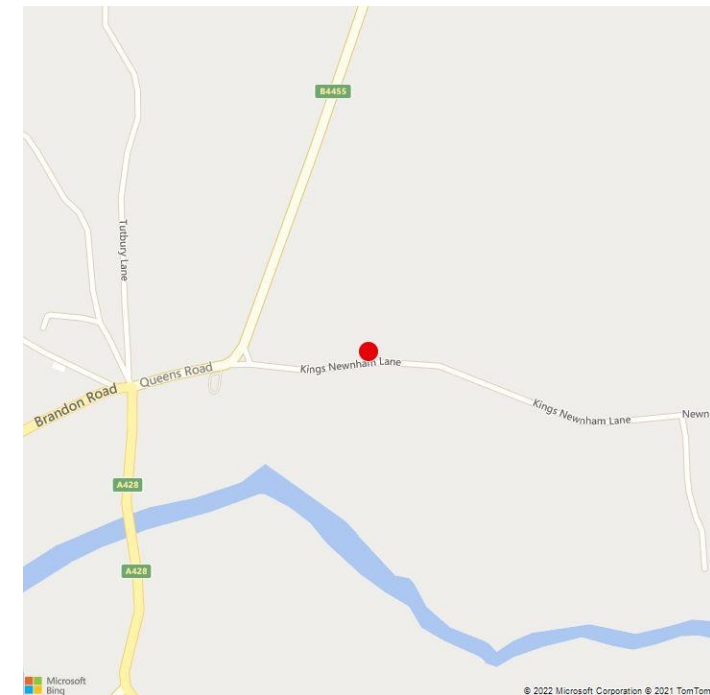
LEGAL COSTS

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 April 2024

