1 Picks Barn

North Luffenham Road Lyndon Oakham Rutland LE15 8TY

Rent: £791.66 + VAT a month 37 sq m/ 398 sq ft.

Service Charge £158.33 + VAT a month



DESCRIPTION - Unit One forms part of a former farm building that has been converted into six office/light industrial units including a Café. It will be let unfurnished with a carpet, shared facilities and underfloor heating.

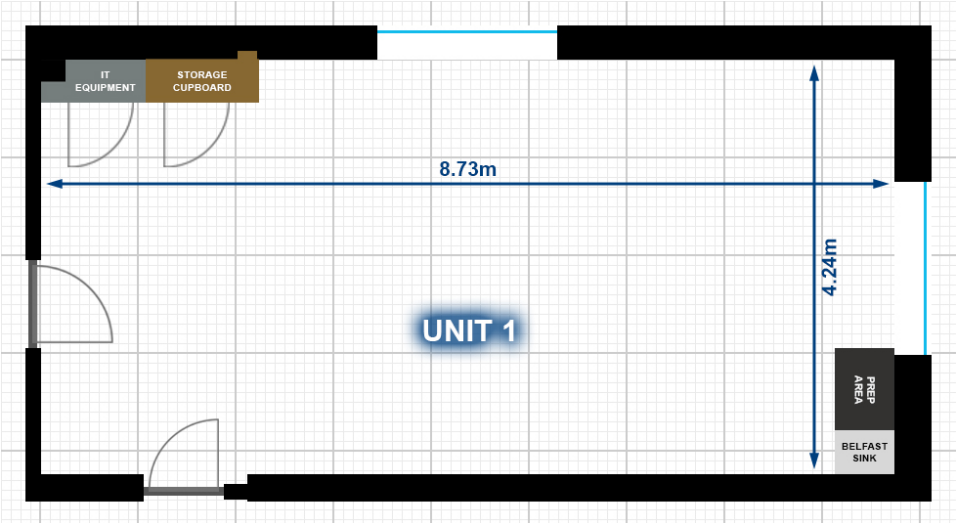
LOCATION - It's set in a quiet rural location on the edge of the village of Lyndon at the centre of the Lyndon Estate with Oakham, Uppingham and Stamford within easy reach. The A1 is approximately 15 minutes away, Peterborough's 21 miles and Leicester 27 miles. The nearest mainline railway station is in Peterborough offering a regular high-speed train service to London Kings Cross in about 45 minutes.

SERVICES - All units are linked to the telephone network and have the fastest broadband available in the area with fibre to the premises. Security measures are in place including CCTV, flood lighting and perimeter fencing. Mains electricity and water are connected with drainage to a private treatment plant. Extensive car parking is available.

LAYOUT – Unit One is a south facing, light and airy open plan corner unit with two large windows and a floor area of approximately 37 sq m (398 sq ft). It has a solid concrete floor with a carpet. Within the office is a Belfast sink, preparation area and two cupboards, one for storage & the other IT equipment.

THE ESTATE OFFICE, LYNDON HALL, LYNDON, OAKHAM, RUTLAND LE15 8TU
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PLAN – Areas and measurements are approximate only. They are not to be relied upon as statements or representation or fact.



UTILITIES & SERVICE CHARGE – The office is subject to a service charge calculated at 20% of the rent which is paid quarterly along with the rent. The service charge covers water, heating of the building and office, CCTV throughout, cleaning of the communal areas internally and upkeep and maintenance of the garden and grounds, outside lighting, upkeep of the car park, provision of a fttp broadband line, external window cleaning, maintenance and provision of the kitchen and WC's. NB It does not cover electricity and broadband.

BUSINESS RATES – Rates are payable direct to Rutland County Council. Small Business Rate Relief may apply if it's your sole business premises. Full details regarding non-domestic rates can be found on the Rutland County Council website (rutland.gov.uk) or telephone 01572 722 577 for specific information.

MEZZANINE FLOOR – Will be available for hire for functions and events, with preferential rates offered to occupants of the building.

ENERGY RATING – To be assessed on completion**.**

TENURE - The unit is available by way of a new lease (a minimum one-year period payable quarterly in advance) on terms to be agreed at a rental of £9,500.00 per annum exclusive of VAT with a Service Charge of £1,900.00 per annum exclusive of VAT. VAT will be payable on the rent and service charge. The Landlord is not bound to accept the highest or indeed any offer.

VIEWING - Strictly by appointment with the Lyndon Estate Office.

Misrepresentation Act 1967

These particulars do not constitute any part of an offer of contract. All measurements are given as a guide, and no liability can be accepted for any errors arising there from. No responsibility is taken for any error, omission or misstatement in these particulars. No person in the employment of the Lyndon Estate Office has any authority to make or give any representation or warranty whatever in relation to this property.





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