



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

01455 559030

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



TO LET

£7,500 Per annum

MEADOW BARN, KINGS NEWNHAM LANE
RUGBY | CV23 0JU

- Rural location
- Self-contained office space
- Onsite parking

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 for the M1, M6 and M45.

DESCRIPTION

Meadow Barn is situated in a unique rural setting with views of the surrounding countryside.

The building is temperature controlled by way of a ground source heat pump plus a separate climate control system.

The site also incorporates a gated intercom entry system for additional security.

ACCOMMODATION

The property is an attractive barn conversion, which compromises a large open plan office/meeting space, kitchen and two WCs. It also benefits from a mezzanine storage area and a feature vaulted, exposed beamed ceiling.

BUSINESS RATES

According to the Valuation Office Agency the April 2023 rateable value of the property is £8,200.00. Interested applicants are advised to make their own enquiries with Rugby District Council.

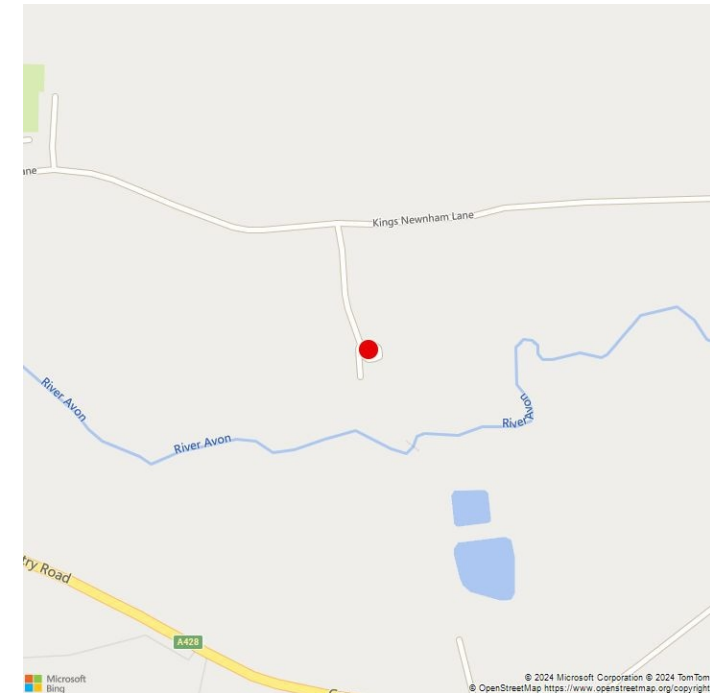
LEGAL COSTS

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:

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.