



**WELLS MCFARLANE**  
Chartered Surveyors and Property Consultants

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# TO LET

£5,200 Per annum

SUITE 1 THE HAY BARN, NEWNHAM  
GROUNDS FARM  
BRETford  
CV23 0JU

- Rural Location
- Ground Floor Office
- 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.

## DESCRIPTION

A modern portal framed farm building converted to form contemporary self-contained offices, with views over spectacular open countryside. The office has suspended ceilings with Cat 2 lighting, perimeter trunking with data cabling in situ. The office are 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 £5,000.00. Interested applicants are advised to make their own enquiries with Rugby District Council.

## TERMS

Flexible Lease terms are offered, however the offices will be let on a full repairing and insuring Lease that will include a service charge contribution towards the maintenance and upkeep of the communal areas.

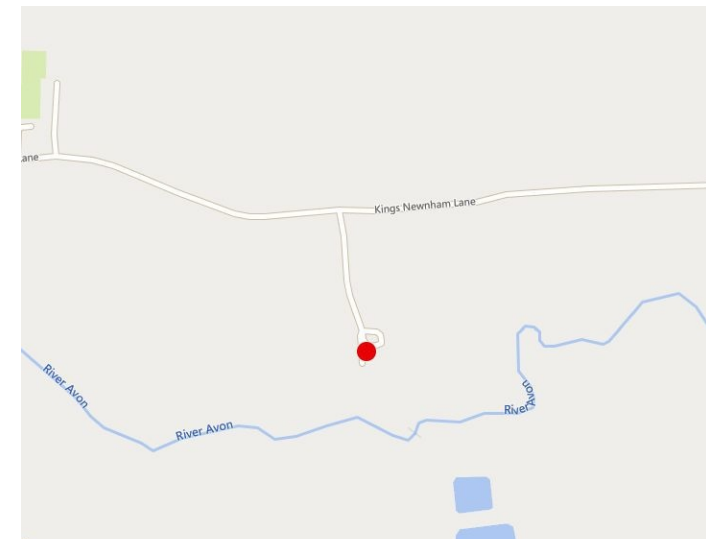
## LEGAL COSTS

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

'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.



the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for to you carry out a





## SUBJECT TO CONTRACT Disclaimer:

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