



WELLS MCFARLANE  
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TO LET

£8,750 Per annum

THE DAIRY & SMITHY, SUTTON LANE  
MARKET HARBOROUGH  
LE16 8HL

- Rural Office Premises
- Five car parking spaces
- Fibre optic internet service



## LOCATION

The Property is situated on the outskirts of Market Harborough occupying a rural position and is located 1 mile from the Rockingham Road A6 roundabout, 4 miles from the A14, 29 miles from Junction 20 of the M1. Market Harborough mainline rail station is 3 miles from the offices and provides frequent and direct trains to London St Pancras in approximately 55 minutes.

## DESCRIPTION

The Dairy & Smithy are a pair of offices suites arranged around a central kitchen and toilet facility.

The combined office space creates a self-contained mid terrace office, built to a high standard and incorporates traditional barn conversion style features which include exposed roof trusses, exposed brickwork, double glazed windows, CAT 2 pendant style lighting, a mix of electric panel heaters and night storage heating with data and power points arranged around the perimeter walls.

In the kitchen area there is a range of base and wall mounted units with stainless steel sink and double glazed window to the front elevation with undersink, point of use electric water heater beneath. Toilet facilities comprise a white two piece suite and electric shower serving both office spaces.

## ACCOMMODATION

All measurements are approximate and taken in accordance with the RICS Code of Measuring Practice 6th Edition.  
The Smithy = 362 Sq. Ft (33.66 Sq. M)  
The Dairy = 240 Sq. Ft (22.27 Sq.M) Total Net Internal Area = 602 Sq. Ft (55.93 Sq. M)

## SERVICE CHARGE INFORMATION

A Service Charge is payable to cover the exterior maintenance and upkeep of communal areas. The 2022 Service Charge for the Dairy is £723.37 and for the Smithy is £1,090.61. £1,813.98

## BUSINESS RATES

According to information provided by the Valuation Office Agency Website, the August 2018 Rateable Value of the Dairy is £2,100 and the Smithy is £3,300. Interested parties are advised to contact Kettering Council for more details.

## EPC

The Property has an EPC Rating of C-56. Certificate available on request.

## TERMS

The Dairy & Smithy are available on an Internal and Insuring Lease. The Dairy & Smithy may be available individually by separate negotiation. Rent is priced at £8,750 per annum plus VAT.

## VAT

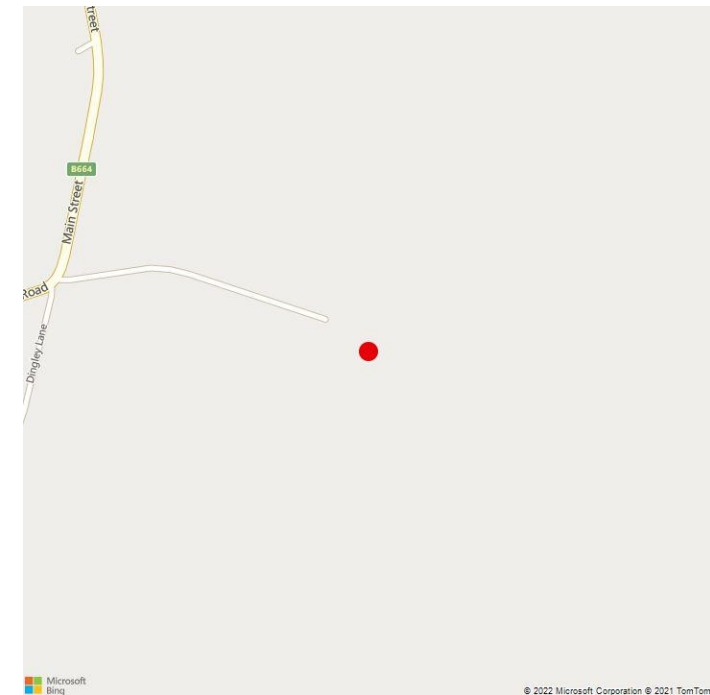
The Property is opted to tax and therefore VAT is applicable in addition to the Rent.

## 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 January 2023

