



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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



TO LET

£20,000 Per annum

THE GRANARY, KINGS NEWNHAM LANE
RUGBY | CV23 0JU

- Rural location
- Gated entrance
- 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

The Granary is situated in a unique rural setting with views of the surrounding countryside. It is a stunning rural property spread across two floors, with a vaulted ceiling and exposed beams on the first floor.

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. The ground floor comprises of a reception area, an office/room, a kitchen, an open plan entrance hall, two WCs and a communications room. The first floor has a large open plan office with a vaulted ceiling. The internal structure/wall configuration can be modified to suit.

BUSINESS RATES

According to the Valuation Office Agency the April 2023 rateable value of the property is £19,250.00. Interested applicants are advised to make their own enquiries with Rugby District Council.

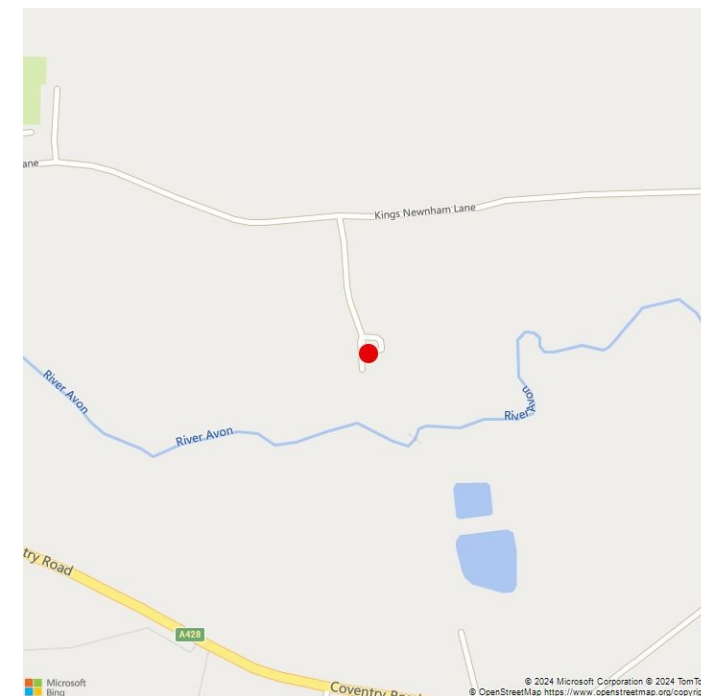
LEGAL COSTS

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 of our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for you to 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.





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