



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

01455 559030

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



TO LET

£10,000 Per annum

THE DAIRY CUMBERLOW GREEN FARM,
CUMBERLOW GREEN
BUNTINGFORD | SG9 0QD

- High quality rural Office
- 776 sq ft
- Farm building conversion
- Flexible Lease terms

LOCATION

Cumberlow Green Farm is located approximately 5 miles from Baldock and 5 miles from Buntingford on the A507. The property occupies a rural location but has excellent links to the A10 and A1, both approximately a 10 minute drive away.

DESCRIPTION

Cumberlow Green Farm is situated in a unique rural setting near the Hertfordshire village of Rushden. Situated in a converted outbuilding in close proximity to the principle farmhouse, the offices provide modern flexible office accommodation, converted to a high standard. Cumberlow Green Farm is a working farm providing a traditional rural setting.

Character Rural Office 776 sq. ft.

ACCOMMODATION

The office is situated within the confines of Cumberlow Green farmhouse, providing a secluded setting, shared with the working farm office and 3 converted storage units. The office is situated over 2 floors, with the ground floor providing a well appointed kitchen, breakout area, storage space and 2 w.c's. To the first floor, the property provides 2 character offices with open beamed ceilings. On the ground floor a further area for storage extending to 260 sq. ft., can be made available. The offices are fully carpeted and have the benefit of CAT 5 lighting, perimeter trunking and air conditioning. The office is alarmed and has 4 car parking spaces with additional visitors car parking/overflow car parking available.

EPC

The Property is currently being assessed and therefore an EPC will be available once the inspection is completed.

TERMS

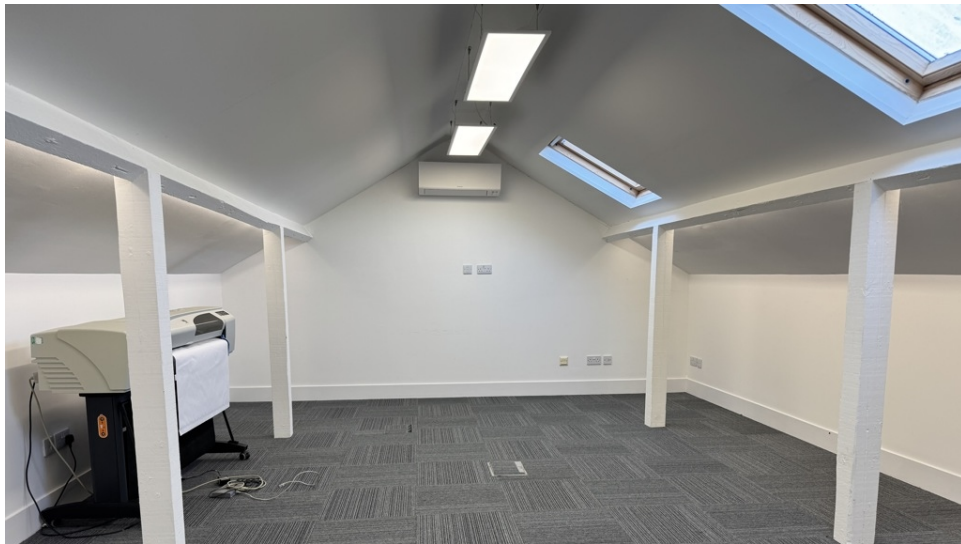
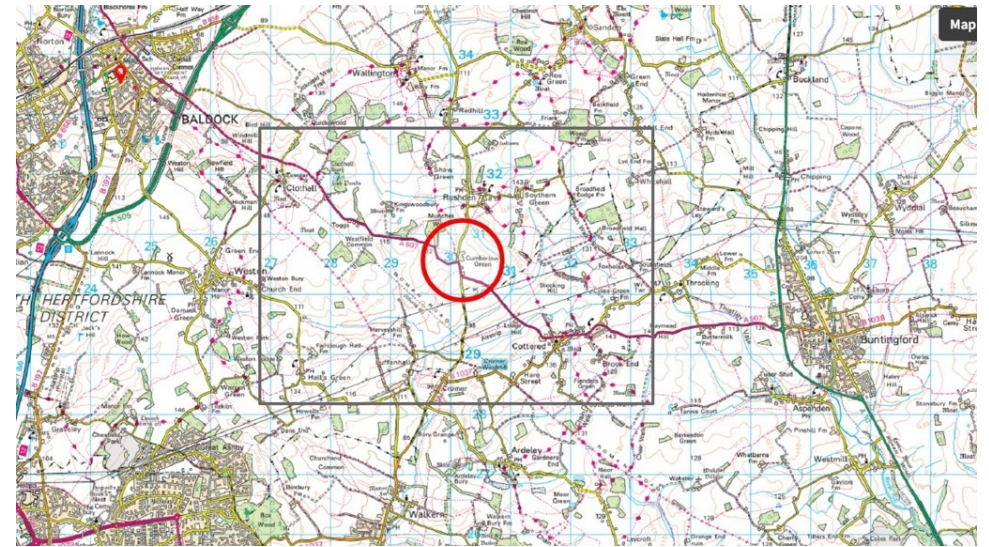
The property is available by way of a new lease direct with the Landlord on terms to be agreed.

LEGAL COSTS

Each party to bear their own legal fees.

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.