

Offices To Let

Decoy Farm, Crowland, PE6 0LX
62 Sq/M's. approx

A suite of 3 serviced offices with ancillary accommodation in a rural setting north of Crowland
To let as a whole on flexible lease terms



hugh@hubrural.co.uk

Tel – 01406 370035

www.hubrural.co.uk

Location

The offices are located approximately 1.5 miles north of Crowland, 9 miles north of Peterborough and 6 miles south of Spalding – they are accessed directly from the old A1073 [Barrier Bank/Spalding Road]



Description

The offices comprise 3 individual areas as follows;

Office 1/reception area – 6m x 4.10m

This room has external doors to the carpark and internal doors to adjoining areas 2 and 3.



Office 2 – 5.15m x 3.55m

This room is directly accessed from the above and also has access to the kitchen and restrooms. It also has wall to floor cupboards and shelving on one wall.



Office 3 – 4.8m x 4.10m

This room is also directly accessed from the reception area, but also has an external single door to the carpark.



The offices are Cat 5 networked and broadband is available – currently 6/8mbps, but could be increased to 30mbps, by agreement using a radio link to local infrastructure.

The letting will include shared use of WC facilities and a small kitchen area with sink, fridge and microwave, accessed directly from the office suite. In addition, there is a board room [12 people max] on site that will be available by arrangement, on an hourly rate to be agreed.



Outside, there will be allocated parking for up to 10 cars, and access will be from the highway over a separate route from the rest of the site, immediately to the south of the offices.

The offices are heated by individual electric convector heaters – they also benefit from background heating via a biomass boiler, but this is intermittent. The latter is included in the rental cost.

Services

Mains power and water are connected to the property; sewerage is to a private system – the costs of these are included in the annual rental charge. The building has fire and burglar alarm systems.

VAT

VAT will be payable in addition to the rent.

Tenure

The property is available by way of a Lease under the Landlord and Tenant Act 1954 for a minimum of 3 years. The lease will be contracted out of the security of tenure provisions of the Act. The incoming tenant will be responsible for the landlord's legal fees up to a maximum of £500 plus VAT. Rent to be paid monthly or quarterly in advance and a rent deposit held by the landlord the equivalent to a quarter of a year's rent upfront.

EPC

The property has an Energy Performance Asset Rating of B44, further details are available on request

Rating

The property is currently unrated, being part of the landlord's agricultural holding. Given the size of the offices and likely rateable value, the letting should benefit from small business rating relief. The landlord will be responsible for payment of any rates that become due, who will then recharge the net amount payable after any reliefs are applied, to the tenant, on an annual basis.

Plans areas and schedules

Hub Rural has prepared these particulars as accurately as the available information will permit; the areas are based on the deeds of the property and Ordnance Survey data & conventions. The plan is provided for illustrative purposes only, it is believed to be correct, but the accuracy cannot be guaranteed.

Disputes

In circumstances where landlord and tenant are unable to resolve dispute arising consequent to the letting of the property, the Letting Agent will appoint an Arbitrator.

Viewing

Viewing will be permitted only by appointment with the Landlords agents, as detailed below.

Guide Rental

£10,500 per annum plus VAT inclusive of power, water and sewerage. Business Rates as above.

Letting Agent [Sole]

Hub Rural Ltd
The Crew Yard
Pickwell House
Hogs Gate
Moulton
Spalding
Lincolnshire, PE12 6QH
Tel: 01406 370035
Email – hugh@hubrural.co.uk



These particulars were prepared in January 2018.

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