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Office at Thetford House Estate, Baston, Peterborough PE6 9NU

**Self-Contained Office Unit To Let. Office extends to
approx. 35.87m² (386 sq.ft.)**

Asking Rent: £12,000 per annum + VAT

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



LOCATION

The property is situated at Thetford House Estate. Thetford House Estate is accessed directly from the A15. The entrance to Thetford House Estate is directly opposite Waterside Garden Centre/the junction between King Street and the A15.

The What 3 Words location of the access off the A15 is: [//cloudy.oasis.misty](#).

The What 3 Words location of the offices is: [//recur.downfield.little](#)

DESCRIPTION

Newly converted office situated within a converted farm complex. The south facing glazed entrance door and windows provide a modern, light and airy atmosphere with fantastic, uninterrupted views over the open countryside. The office has the benefit of an open plan layout with kitchen facilities at the rear of the office and disabled access WC. The office is unfurnished. Car parking facilities are provided for two cars per office to the south side of the unit.

RATES

The tenant will be responsible for the payment of Business Rates in connection with the unit. The Rateable Values are yet to be determined by South Kesteven District Council.

LEGAL COSTS

The tenant is responsible for paying the landlord's legal fees in addition to their own legal fees. The landlord's legal fees are approximately £1,000 plus VAT.

SERVICES

The rent includes electric, water, foul drainage charges, Wi-Fi and heating. Wi-Fi speeds are approximately 38.6mbps download and 41.6mbps upload. The properties have the benefit of underfloor heating. The private foul drainage system is maintained by the landlord.

INSURANCE

The landlord will insure the building. The tenant will be responsible for insuring their contents and their use.

VAT

VAT will be payable on the rent.

ENERGY PERFORMANCE CERTIFICATE

Copies of the Energy Performance Certificates are available from the Letting Agent.

HOURS OF OPERATION

Tenants are permitted to operate between 7am and 7pm Monday to Friday. The offices cannot be accessed on Saturdays and Sundays.

VIEWINGS

Please contact R Longstaff and Co LLP – 01778 420406.





TENURE Leasehold with vacant possession upon completion.

PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement in brackets is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are in working order. Buyers are advised to check the availability of these with their solicitor or surveyor.

Ref: 15940

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

ADDRESS

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