

TO LET
OFFICES 3 & 4, STABLEYARD, WALK HOUSE FARM
BARROW UPON HUMBER, DNI9 7DZ



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High quality ground floor office space

Attractive rural location with ample parking

Available as a whole or potential to sub-divide

Access to motorway network at Barton

Rent £10 per sq ft exclusive

LOCATION

The offices form part of a former stables which were fully refurbished just over 10 years ago to a high standard. Forming part of Walk House Farm the property is situated equidistant from the village of Wootton and town of Barton upon Humber. Whilst this is a rural location, the offices are well located for access to Barton upon Humber and Immingham with the nearby B1206 providing access to the A15 which links in to the national motorway network, providing access to the M180 at Barnetby Top and to the M62 and Hull via the Humber Bridge.

DESCRIPTION

The building itself is of traditional brick construction with pitched pan tile roof. The refurbishment included many modern features with the offices benefiting from upvc double glazed sliding sash windows and under floor heating. The offices are fully networked for voice and data. The offices benefit from a kitchen and male and female WCs. The available offices provide two individual rooms offering good levels of natural lights and can be taken as a whole or office three on its own. Externally there is ample space for tenant and visitor car parking.

Additional storage space can be made available in the adjoining barns by separate negotiation.

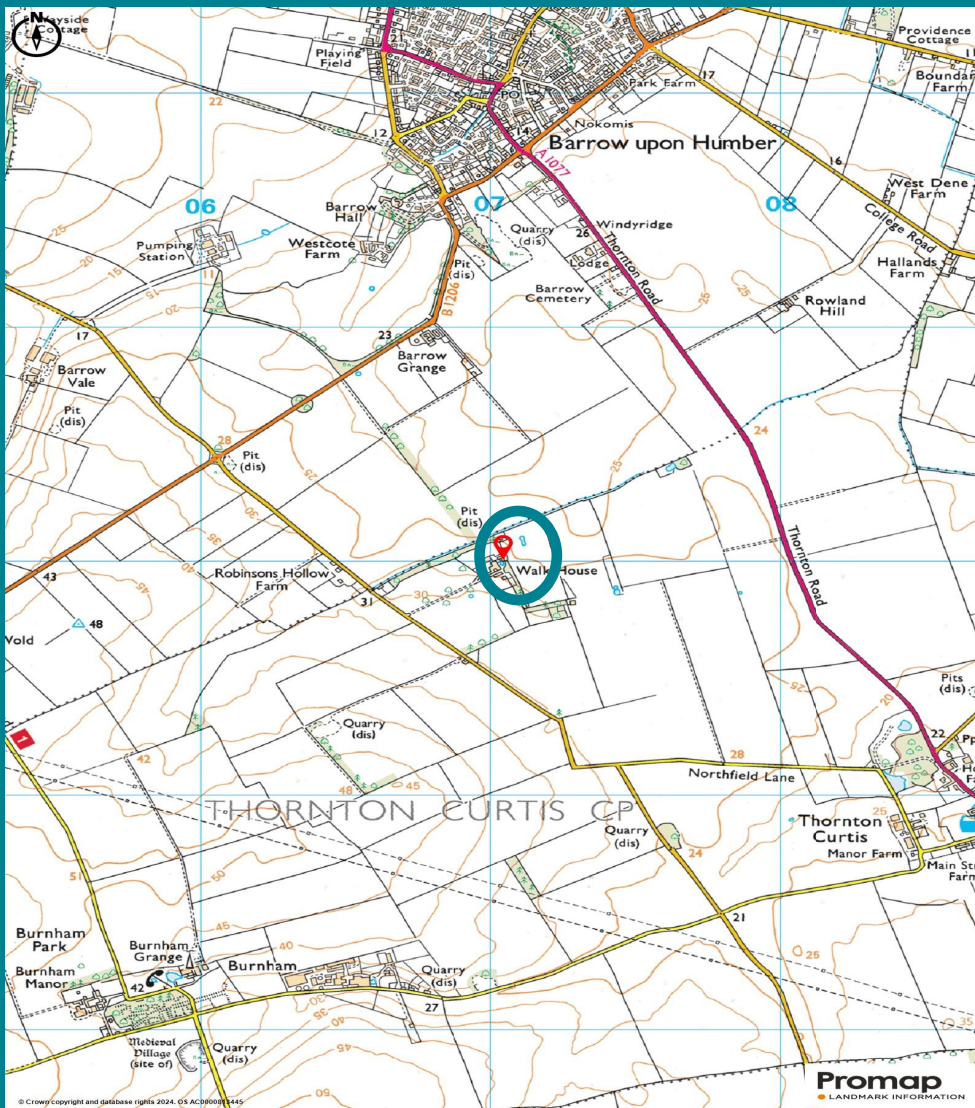
ACCOMMODATION

The property has been measured on a gross internal basis.

Office 3	54.1 sq m	(582 sq ft)
Office 4	30.6 sq m	(330 sq ft)
Total	84.7 sq m	(912 sq ft)

Additional photographs are available to view on our website.





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TERMS

The offices are available on a new lease on an internal repairing and insuring basis at a rent of £10 per sq ft exclusive. In addition to the rent there is a service charge to include water, heating, electricity, service media, waste collection, grounds maintenance and management fees. Further details on request. The length of lease by negotiation. The lease will be excluded from the Security of Tenure provisions of the Landlord and Tenant Act 1954.

ADDITIONAL INFORMATION

- Local Authority:** North Lincolnshire Council.
- Rateable Value:** £4,550. The offices will need to be reassessed if sub-divided.
- EPC:** The property has an EPC Asset Rating C (67)
- Services:** Mains water, electricity and drainage are connected to the property. Tenants are advised to check on the suitability of supplies for their proposed use.
- VAT:** All rents and services charges quoted are exclusive of VAT. VAT is not applicable to this transaction.

Code for Leasing Premises: It is intended that the lease will be prepared in accordance with the Code of Leasing Business Premises. A copy of the code is available on request.

Legal Costs: Each party will be responsible for their own legal costs incurred.

VIEWING AND FURTHER INFORMATION

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