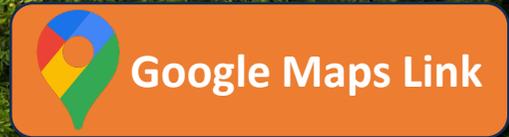


# RURAL OFFICE • NASEBY

Pantile Barn • Woolleys Farm • Welford Road • Naseby • NN6 6DP

**TDB**  
Real Estate



**830 – 1,660 sq ft** (77 - 154sq m)

Attractive New Build Rural Office /  
Healthcare Premises / Studio

**TO LET**

- Attractive Rural Location
- New Build Property with Excellent Amenities
- 5G Internet Connectivity
- EV Charging
- Air-Conditioning & LED Lighting



## Location

Woolleys Farm is situated on the outskirts of Naseby village, between Naseby and Welford.

The Property is just 7 miles south of Market Harborough and 14 miles north of Northampton.

The property has excellent access to Junction 2 of the A14 at Welford and the wider motorway network (4.4 miles – 8 mins).

Market Harborough has mainline rail services to London St Pancras with a fastest journey time of under an hour.

## Anti-Money Laundering

TDB Real Estate are obligated to comply with the EU's 5th Money Laundering Directive. For further information visit [www.tdbre.co.uk/anti\\_money\\_laundering/](http://www.tdbre.co.uk/anti_money_laundering/).

## Description

The property comprises a new build two storey office with brick elevations and a slate roof.

The property benefits from the following features:

- Attractive Rural Location
- 5G Internet Connectivity
- EV Charging
- Air-Conditioning & LED Lighting
- Kitchenettes & W/Cs
- 4 Parking Spaces
- Ability to let as a whole or to split

## Accommodation

	Sq Ft	Sq M
Ground Floor	830	77
First Floor	830	77
<b>Total</b>	<b>1660</b>	<b>154</b>

The areas are expressed on a net internal basis and are approx. having been rounded.



 The Wharf Inn, Welford

 Springfields Store

 Welford Garage

 Welford Reservoir & Canal

 The Royal Oak, Naseby

 One Stop Village Store

 1645 at The Yard

 Naseby Battlefield Sites

**WELFORD**  
5 Mins

**NASEBY**  
3 Mins

 [Google Maps Link](#)



## Legal Costs

Each party to pay their own legal costs in relation to any transaction.

## Business Rates

To be confirmed, however it is expected that individual floors are to be below small business rates relief.

## EPC

To be assessed.

## VAT

The incoming tenant will be responsible for the payment of any VAT.

## Service Charge

There is a Service Charge of £200 per quarter to account for the upkeep of common areas.

## Terms & Rent

The property is available to let on a new full repairing and insuring lease terms for a term of years to be negotiated.

**Whole Property - £22,000 per annum**

**Individual Floor - £12,500 per annum**

## Use

The property has consent for offices, but has the potential alternative uses subject to planning: Medical / Healthcare, Gym/ Pilates Studio, Private Therapy space, Artist Studio and Showroom.

## Viewing

Viewing and further information via the sole agents:



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