

# RURAL OFFICE • NASEBY

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



**830 sqft – 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

In accordance with the Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002 TDB are supervised by HM Revenue and Customs. Any lessees will be required to provide details on the leasing entity along with ID documents and proof of address for the beneficial business owners.

### 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
Total	1660	154

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:



**Jack Brown**  
M: 07969291660  
E: [jack@tdbre.co.uk](mailto:jack@tdbre.co.uk)

**Chris Drummond**  
E: [chris@tdbre.co.uk](mailto:chris@tdbre.co.uk)