



## Picks Barn – Unit 6

North Luffenham Road, Lyndon, Oakham, Rutland LE15 8TY

Rent: £7,500 Per Annum



Picks Barn is named aptly after the farmer who worked the beautiful fields of the Chater Valley for many years. The building, saved from near ruin through a comprehensive renovation project, now offers an exceptional commercial work environment finished to a high specification.

No.6 is an office space with a floor area of approximately 34m<sup>2</sup> (366ft<sup>2</sup>) and benefits from the fastest and most reliable full-fibre telecommunications.

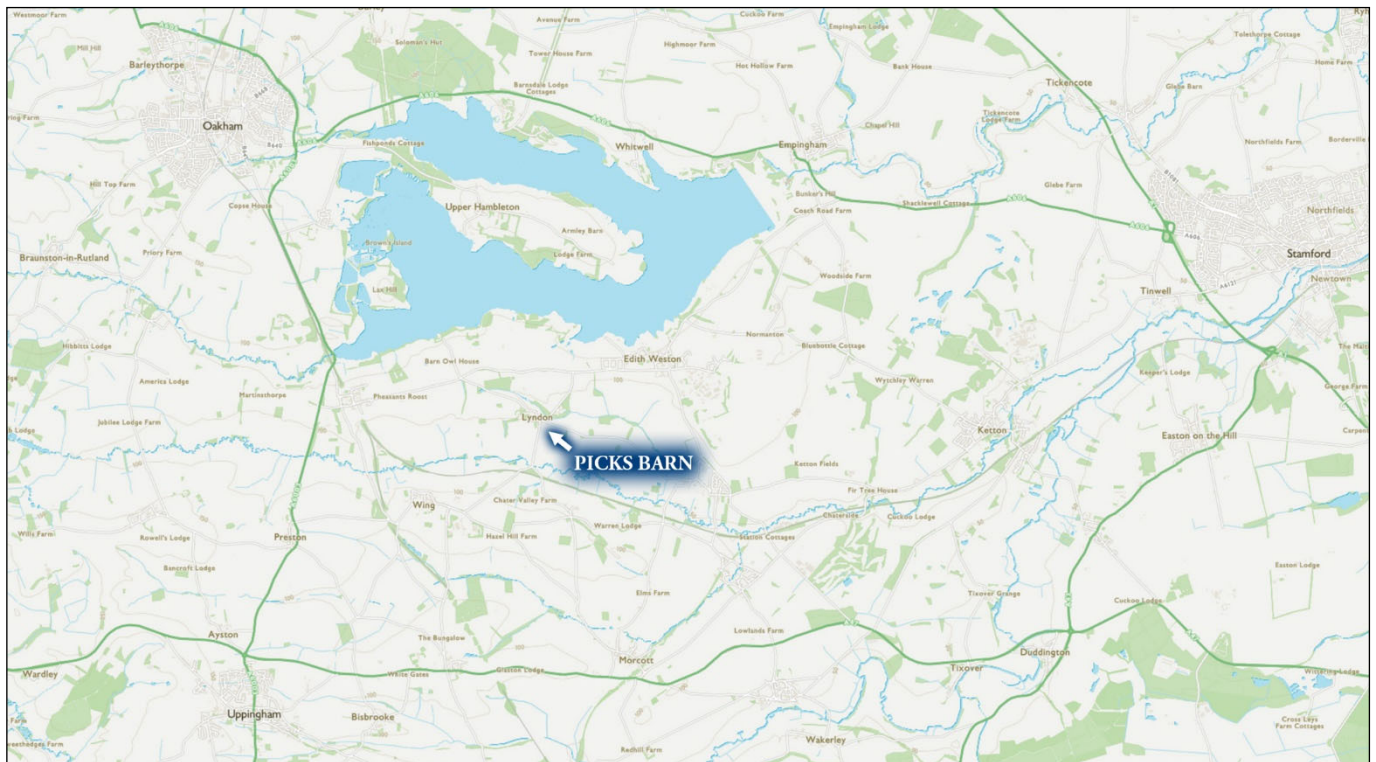
Quiet Rural Location    Underfloor Heating    Full Fibre Telephone & Internet  
Communal Facilities    Ample Car Parking Space    Security Lighting/CCTV

Available by way of a new lease (minimum 12-month period) on terms to be agreed. Viewing is strictly by appointment with the Estate Office. We expect ongoing site works to be completed by spring-summer 2021; however, the building itself is already becoming operational.

THE ESTATE OFFICE, LYNDON HALL, LYNDON, OAKHAM, RUTLAND LE15 8TU  
01572 737786    [LYNDON-ESTATE.CO.UK](http://LYNDON-ESTATE.CO.UK)    [OFFICE@LYNDON-ESTATE.CO.UK](mailto:OFFICE@LYNDON-ESTATE.CO.UK)

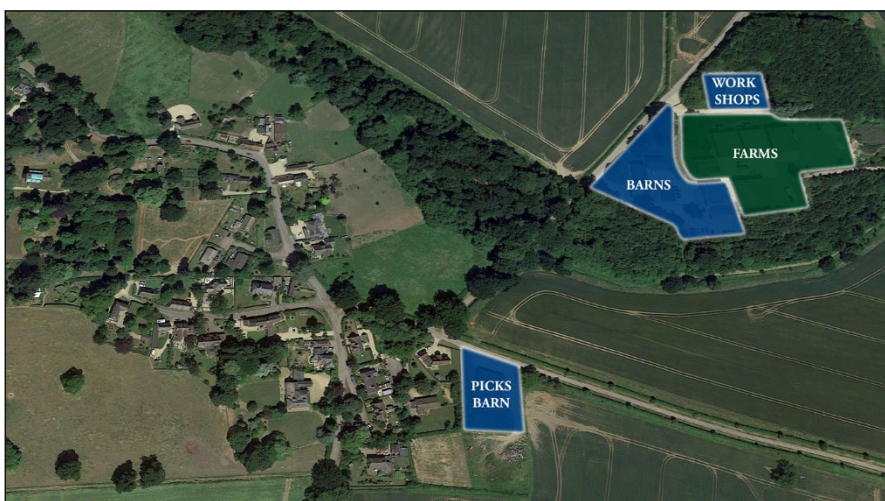
## The Location

The Lyndon Estate is a 350-year-old family business that owns and manages a wide range of residential and commercial properties and operates an extensive arable contract farming company. Picks Barn located at the eastern end of Lyndon, a small 17<sup>th</sup>-century village.



Transport links are good with the A1 Great North Road 10 minutes away. The nearest mainline railway station is at Peterborough, approximately 20 miles away, offering a high-speed service to London in about 45 minutes. Oakham station is on the Birmingham/Peterborough line.

Oakham 5 miles, Uppingham 5 miles, Stamford 9 miles, Corby 13 miles, and Leicester 24 miles.



Picks Barn follows the former farm buildings converted at the 'Workshops' and 'Barns' sites, all fully occupied since their inception.

Situated closer to the village, Picks Barn has a welcoming personality and enjoys the most fantastic southerly view across the Chater Valley.

Businesses that require reliable communications can benefit from the significant investment we have made installing full-fibre telecoms to the Picks Barn site and separately into each unit.

Lyndon Estate has over 30 residential rental properties, should you wish to reside in the village.



## Layout



No.6 is a self-contained office with an open plan floor area of approximately 34m<sup>2</sup> (366ft<sup>2</sup>).

Access is via a shared central concourse and security door.

An adjoining secure door with unit no.5 allows direct access should both offices be rented together, subject to availability.

The unit has a solid concrete floor with underfloor heating and carpet covering.

A basic prep area has been provided, along with built-in cupboard space for storage and enclosing any communications equipment as required.



## **Tenure**

The unit is available by way of a new lease (a minimum 12-month period) payable quarterly in advance on terms to be agreed at a rental of £7,500 per annum. The Landlord is not bound to accept the highest or indeed any offer.

## **Utilities & Service Charge**

Each unit within the building has a metered electricity supply plus a dedicated full-fibre telecoms connection, for which each tenant has sole responsibility.

Due to the shared nature of Picks Barn, each unit is subject to a quarterly service charge, payable in addition to the rent. The building's shared running costs are unclear at this early stage; the amount, therefore, will be capped at 20% of the rent and reviewed annually.

The service charge will cover the water supply, sewerage, heating, security system maintenance, cleaning of internal communal areas and upkeep of the grounds and parking, external window cleaning and shared lighting etc.

## **Business Rates**

The rateable value is still to be determined.

Small Business Rate Relief applies to properties with a rateable value of less than £15,000. Various rules need to be adhered to, but if your business only occupies one property, no business rates are payable if the valuation is less than £12,000. Scaled relief applies to valuations between £12,000-£15,000. Full details regarding non-domestic rates are available on the Rutland County Council website ([rutland.gov.uk](http://rutland.gov.uk)) or telephone 01572 722 577 for specific information.

It is the responsibility of the lessee to make enquiries and any application for relief.

## **VAT**

Both rental cost and the service charge are subject to VAT at the current rate.

## **Energy Performance Rating**

Assessed upon completion with an Energy Performance Certificate issued thereafter.

**Viewing** Strictly by appointment with the [Lyndon Estate Office](#).

## **Misrepresentation Act 1967**

These particulars do not constitute any part of an offer or contract. All measurements are provided as a guide, and no liability can be accepted for any errors arising from them. No responsibility is taken for any error, omission or misstatement in the particulars. No person in the employment of the Lyndon Estate has any authority to make or give any representation or warranty whatever in relation to this property.



## Mezzanine Floor



An expansive and versatile space has been created upstairs in the building for exhibitions and other events. When complete, our commercial tenants can use this area on a preferential basis. Catering facilities in unit 3 offer provision for this space, along with the day-to-day requirements of all our commercial tenants and their visitors.



The building overlooks the magnificent Chater Valley. The landscaping design will befit the rural environment with trees, hedging, grass areas and gravelled access. Ample parking provision will include electric vehicle charging points.

