



No.2 Lyndon Workshops

Edith Weston Road, Lyndon, Oakham, Rutland LE15 8TW

Rent: £625 Per Calendar Month



An attractive single storey commercial property to the east of Lyndon village occupying one of our former farm buildings. Having recently undergone both internal and external refurbishment, this 95m² unit is separated into three areas suitable for a range of uses subject to planning.

Set in a quiet rural location, Lyndon Workshops remain well linked with the A1 only 10 minutes away and each of the properties being able to benefit from fast fibre internet service. Site-wide security measures are also established.

Reception/Office Office/Storeroom Open Plan Office/Production/Storage/Showroom
Kitchen Toilet Oil Fired Central Heating Ample Car Parking Space
Automatic Security Gates Security Lighting/CCTV/Alarm System Full Fibre Internet

Available by way of a new lease on terms to be agreed. Viewing strictly by appointment with the Estate Office. Further details and images can be found on the Lyndon Estate website.

THE ESTATE OFFICE, LYNDON HALL, LYNDON, OAKHAM, RUTLAND LE15 8TU
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The Location

Lyndon Workshops and Lyndon Barns are a group of former farm buildings converted into business units. The site is situated at the eastern end of the lovely village of Lyndon.

The quiet rural location has good transport links with the A1 Great North Road only 10 minutes' drive. The nearest mainline railway station is at Peterborough, approximately 20 miles away, offering a high-speed train service to London in about 45 minutes.

Nearest Towns: Oakham 5 miles, Uppingham 5 miles, Stamford 9 miles and Corby 13 miles.

All properties are linked to the telephone network and can benefit from superfast full-fibre internet service.



Access is from the public road through an automatic security gate; this leads off to a gravel driveway connecting an area outside the units with ample space for vehicles.

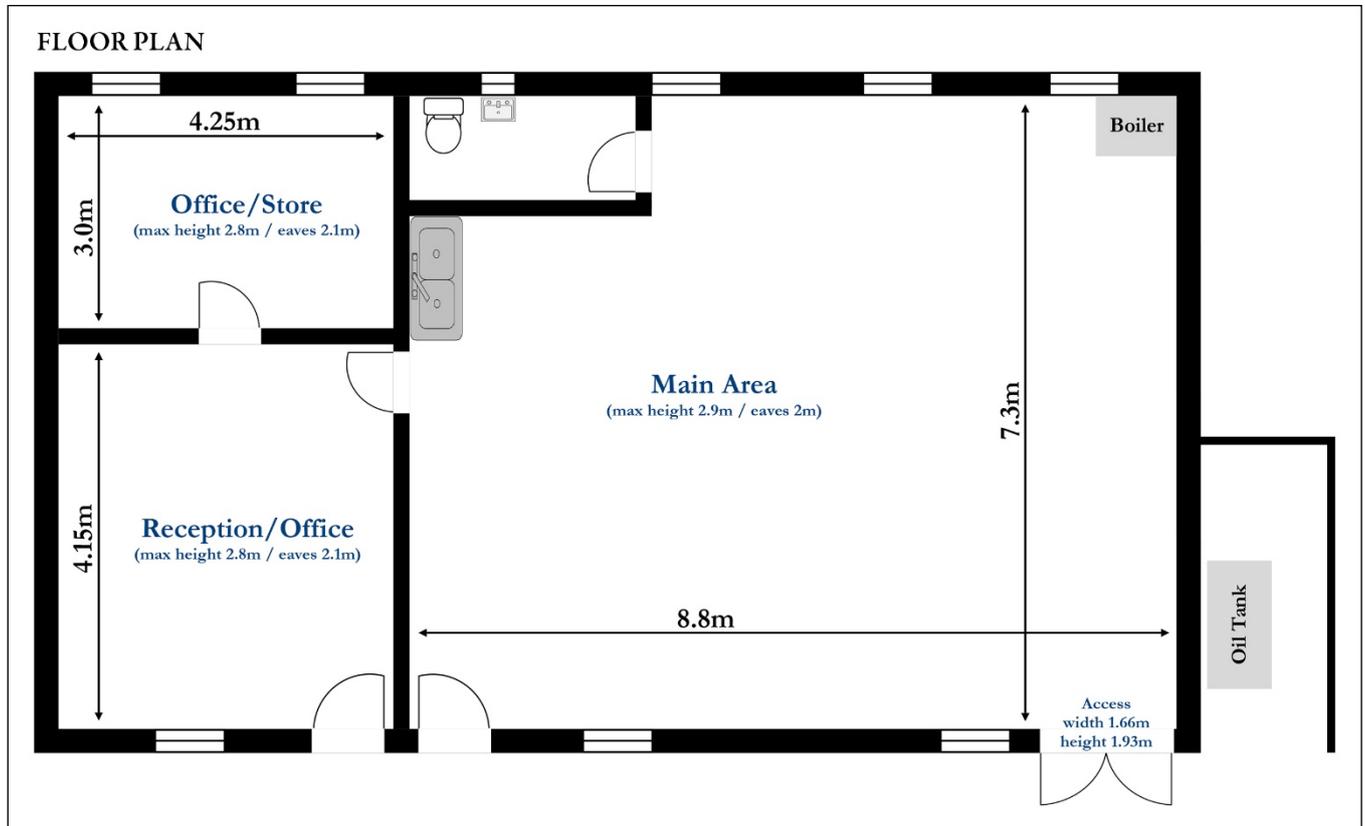
Entry to the premises can be made via two pedestrian doors. An additional double door opens out to a hard-standing area allowing broader access to the main space.

Layout

No.2 is a single storey semi-detached unit with a floor area of approximately 95m² (1022ft²).

Subdivided into three areas; a reception/office, an office/store, and a main space that would serve equally well as an additional open plan office or for production, storage and showroom purposes (subject to agreement and planning).

The premises have a solid concrete floor throughout and both office areas are currently carpeted.



Reception/Office: 4.25 x 4.15m = 18m² Approx

Entrance door, access to rear office/store and doorway through to main area. Window at front and rooflights, radiator, carpeted floor.

Office/Store: 4.25 x 3.00m = 13m² Approx

Access from the front office area. Two windows at rear and rooflights, radiator, carpeted floor.

Main Area: 8.8 x 7.3m = 64m² Approx

Entrance doorway from outside, additional double exterior doors for bulk access. WC, wash basin, small kitchen area. Radiator heating, plenty of windows including rooflights, concrete floor. Eaves height approximately 2 metres rising to 2.9 metres at the highest point.

Services

Central heating is provided via an oil-fired boiler located within the unit. Mains electricity and water are connected, and drainage is via a shared septic tank.

A telephone landline is installed which can now benefit from superfast FTTP (fibre to the property) internet via a provider of your choice. [Open Reach](#) have only recently upgraded the telephone cabling in Lyndon to full fibre. We are lucky to be one of the first areas in the country to enjoy what this superior connection technology has to offer in terms of speed and stability.

The Estate takes care of the exterior maintenance; emptying of the septic tank, gutter clearance, weed control and mowing etc. A small quarterly charge is made for these services (currently £150+VAT). This fee also covers the water supply, annual boiler servicing and installed security equipment (intruder alarm/CCTV/gateway). The amount payable is reviewed annually.

Tenure

The unit is available by way of a new lease on terms to be agreed at a rental of £7,500 per annum exclusive of VAT. The Landlord is not bound to accept the highest or indeed any offer.

Business Rates

The current rateable value is £5,900.

Small Business Rate Relief applies to properties with a rateable value up to £12,000. Various rules need to be adhered to, but if you only occupy one property no business rates should be payable in this instance. Full details regarding non-domestic rates can be found on the Rutland County Council website (rutland.gov.uk) or telephone 01572 722 577 for specific information.

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

Viewing

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

Misrepresentation Act 1967

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