



BULWICK ESTATES

HARRINGWORTH LODGE, DEENE ROAD, CORBY, NORTHANTS, NN17 3AB

Millers Barn (Office One), Seaton Road, Harringworth, NN17 3AF

Millers Barn at Church Farm, Harringworth formed part of the working farmyard up until the 1980's. The buildings remained derelict until their conversion to offices in June 2001. There are four other offices within the yard. The conversion was carried out to a very high standard, with handmade double glazed exterior stained wooden doors and windows, reclaimed pine interior doors, well insulated walls, floors and ceilings, spotlights and gas central heating.

Location

The building is in the village of Harringworth, Northamptonshire. It is within easy reach of Stamford (10 miles), Uppingham (4 miles) and Corby (6 miles). Peterborough, Kettering and Corby train stations are all less than a 30 minute journey and all have a good service direct to London Kings Cross / St Pancras. The office is easily reachable via the A1 and A14 and is only 40 minutes to the M1. Driving to London is approximately two hours (on a good day).

Rent

£530 per calendar month (plus VAT).

Rates

The rateable value of the building is £3,150

The Office

The office is on the ground floor with a separate washroom on the first floor. There is off-road parking for four cars.

Lease

The lease will be for a period of between one and five years with a break clause if necessary. The landlord will be responsible for repairs and the tenants for internal decoration.

Availability

The property is available from January 2024.

Outgoings

The tenant will be responsible for all outgoing in connection with the property.

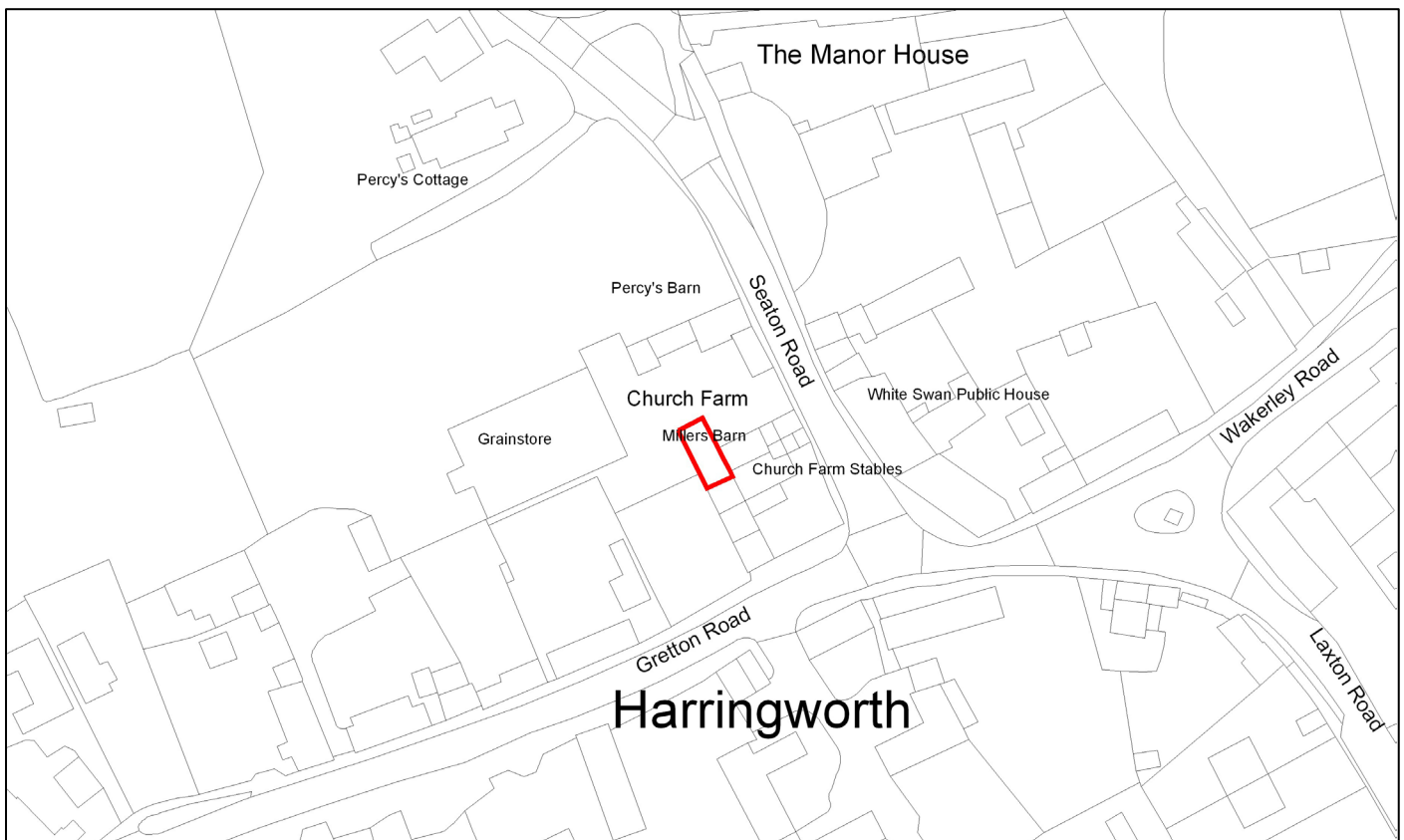
Viewing

To arrange a viewing, please call the Estate Office between 8am and 5pm. Telephone: 01780 450 251.

External Photographs



Location Plan



Floorplan

Ground Floor

Approx. 42.2 sq. metres (454.5 sq. feet)

