



BULWICK ESTATES

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

The Stackyard, Office One, Main Street, Bulwick, NN17 3DY

The Stackyard at Mill Farm in Bulwick formed part of a working farmyard up until the 1970's. The buildings remained derelict until their conversion to offices in June 1997. The conversion has been carried out to a very high standard, with handmade double-glazed windows, exterior stained wooden doors with shutters, reclaimed pine floor, good insulation, spotlighting and oil-fired central heating. There is one other office within the yard.

Location

Bulwick is within easy reach of Stamford (ten miles), Uppingham (six miles) and Corby (four 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 accessible 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

£360 (plus VAT) per calendar month.

Rates

The rateable value of the building is £6,500.

The Office

The office is currently divided into three rooms, with a kitchenette area and washroom off the hall. There is off-road parking for four cars. The lease is for office one and the shared reception area (see floorplan).

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 immediately.

Outgoings

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

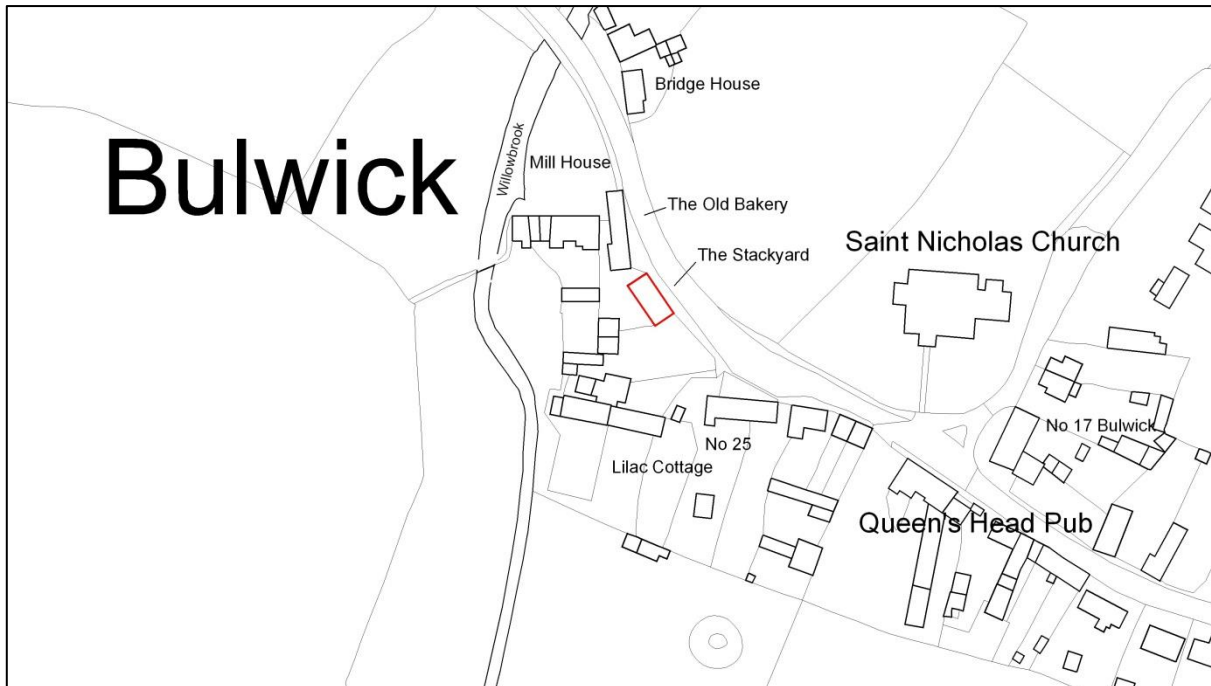
Viewing

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

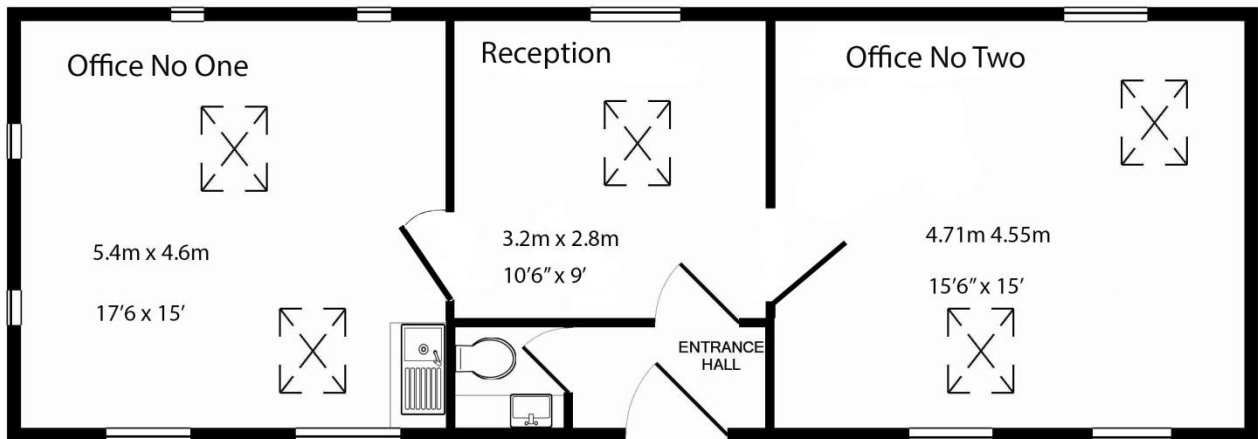
Internal and External Photographs



Location Plan



Floorplan



NB The imperial measurements are approximate