

For Lease

Office



# Field Barn West

Elkington Lodge, Welford NN6 6HE

**BROMWICH**  
**HARDY**  
024 7630 8900  
[www.bromwichhardy.com](http://www.bromwichhardy.com)

1,500 Sq Ft  
£14,040 Per Annum

## Key Features

- Full communications and IT connectivity (FTTP fibre broadband download speeds up to 300 Mbps)
- Competitive, flexible leases to suit your business
- Ample parking for staff and visitors
- Stunning rural location
- Solar panels



Field Barn West, Elkington Lodge, Welford,  
Northants, NN6 6HE



## Location

The character barn conversion Offices and Workshops at Elkington Lodge are situated within 500 acres of stunning rural farmland on the Northamptonshire / Warwickshire / Leicestershire border. The property has close access to Junction 1 of the A14, proving excellent links to the M1 and M6 motorways, as well surrounding towns such as Rugby and Market Harborough.

## Description

The Field Barn East provides a highly functional and flexible space, suitable for a range of uses. Set in a beautiful, relaxed rural location, with easy access, parking and excellent infrastructure.

## Business Rates

Full small business rates relief will be applicable.

## VAT

This property is registered for VAT (Value Added Tax).



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With over 250 years  
of combined  
experience, trust  
Bromwich Hardy to  
safeguard your  
commercial property.



### Service Charge

Building insurance and waste paid annually.

### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:  
Corporate structure and ownership details;  
Identification and verification of ultimate beneficial owners;  
Satisfactory proof of the source of funds for the Buyers/funders/lessee

### Viewing

Strictly by appointment with the agent Bromwich Hardy.



#### Tom Bromwich

Contact us with any queries about the property or to book a viewing

**02476308 901**

**07718 037 150**

**tom.bromwich@bromwichhardy.com**



#### Mark Booth

Contact us with any queries about the property or to book a viewing

**02476 308 900**

**07497 150 632**

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