

For Lease

Office



## The Oatstore

Elkington Lodge, Welford NN6 6HE

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

1,000 Sq Ft  
£9,312 Per Annum



## Key Features

- Below threshold for full small business rate relief
- Full communications and IT connectivity (FTTP fibre broadband download speeds up to 300 Mbps)
- Ample parking for staff and visitors
- Flexible space



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## Location

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

A highly functional and flexible workshop/preparation space, suitable for a range of uses. Top doors can be opened fully to allow for larger items/pallets. A separate dedicated office space. The property also benefits from a new air conditioning system.

## VAT

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



**The Oatstore, Elkington Lodge, Welford, NN6 6HE**

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.

### Viewing

Strictly by appointment with the agent Bromwich Hardy.



### Mark Booth

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

**02476 308 900**

**07497 150 632**

**mark.booth@bromwichhardy.com**



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