



SansomHamilton

Chartered Surveyors & Property Consultants

TO LET

2 x SELF CONTAINED OFFICES

**BARNSHEATH FARM,
SNARESTONE ROAD,
APPLEBY MAGNA,
SWADLINCOTE
DE12 7AJ**



LOCATION

The property is located to the west of Appleby Magna approx. 1.5 miles from Junction 11 of the M42/A42 and the A444
What3words [///summaries.crowbar.scan](https://www.what3words.com/summaries.crowbar.scan)

OFFICE 1

GROUND FLOOR OFFICE SPACE

Accommodation	Reception	1.86m x 2.70m
	Office	3.62m x 8.39m
	Office	4.50m x 5.01m
	Kitchen	4.60m x 2.10m
	Male & Female W.C's	
	Shower Room	
	Office	2.58m x 4.07m
	Store Room	3.54m x 2.32m
	TOTAL AREA	68.39m² (736 sq.ft)



External Parking Area

£900 (Nine hundred pounds) per calendar month

OFFICE 2

FIRST FLOOR OFFICE

Accommodation	Office	9.42m x 5.31m
	Storage Room	4.11m x 4.32m (heated)
	Kitchen	1.63m x 4.53m
	Male & Female W.C	
	TOTAL AREA	75m² (808 sq.ft)

External Parking Area



£650 (Six hundred and fifty pounds) per calendar month

SERVICES

Mains water and electricity
Heating is by a biomass boiler serving the whole site
Fibre broadband

BUSINESS RATES

OFFICE 1 – Rateable Value £6,800

OFFICE 2 – Not assessed

ENERGY PERFORMANCE CERTIFICATE

To be confirmed

LEASE

By way of a 3 year lease. Each party to pay their own legal costs

VAT

VAT is chargeable on the rent

OFSI SANCTIONS CHECK

With effect from 14 May 2025, all letting agency work carried out, regardless of rental value, will be subject to financial sanctions regulations and, as such, Sansom Hamilton & Co will be required to verify all named Landlords, Tenants and Guarantors to ensure that they are not a Designated Person or someone in breach of sanctions regulations.

To meet these requirements, we will carry out a full Anti-Money Laundering (AML) check on all companies and individuals relevant to a property letting. We should advise that, whilst this will not impact on your credit file, it will result in a soft search showing that a check has taken place.

ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful lessee.

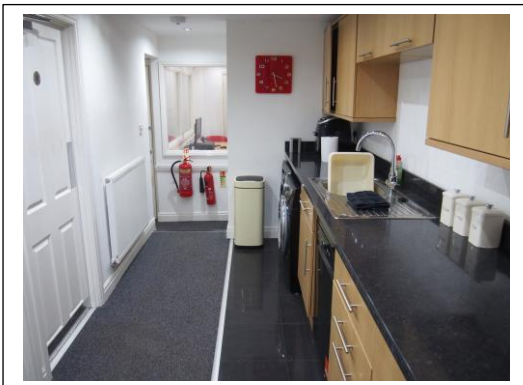
VIEWING

Strictly by appointment

CONTACT

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**DISCLAIMER**

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