



**99Home Ltd.**

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Office In West Well Farm Barton Road, Tingewick, MK18 4BD

£525 Monthly



Ref:14949







## SHORT DESCRIPTION

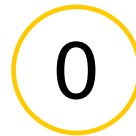
Property Ref: 14949 Office / Workshop / Studio coming available on 1st June. 300 sq ft with kitchenette and WC. Rural site with ample free parking. Landlord lives on site. Security gates, alarmed yard and 24 hour HD CCTV. No Service Charges. Just pay for the electricity you use, no water charge, 100% Small Business Rates Relief if this is your only premises. The village of Tingewick has a Post Office and general store. Neighbouring units include a hairdresser, denture technician, therapists and carers. Property Type: Office Full Renting price: £525.00 Pricing Options: Fixed Price EPC rating: B Measurement: 300 q.ft. Outside Space: N/A Parking: Off street Heating Type: Electric Heating -----



**Bed Room(s)**



**Bath Room(s)**



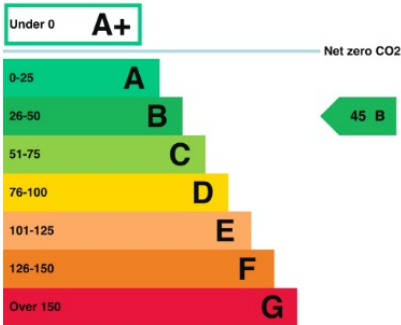
**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

|   |  |
|---|--|
| Property type   | Retail/Financial and Professional Services |
| Total floor area  | 26 square metres                           |
| <b>Rules on letting this property</b>   |  |
| Properties can be let if they have an energy rating from A+ to E.   |  |
| <b>Energy rating and score</b>  |  |
| This property's energy rating is B.   |  |
|  <p>The diagram shows a horizontal bar chart representing the energy rating scale. The scale is divided into eight categories, each with a color-coded bar and a letter rating: A+ (light blue, 'Under 0'), A (blue, '0-25'), B (green, '26-50'), C (light green, '51-75'), D (yellow, '76-100'), E (orange, '101-125'), F (dark orange, '126-150'), and G (red, 'Over 150'). A green arrow points to the B category, with the number '45' and the letter 'B' next to it. A horizontal line labeled 'Net zero CO2' is positioned above the B category.</p> |  |
| Properties get a rating from A+ (best) to G (worst) and a score.  |  |
| The better the rating and score, the lower your property's carbon emissions are likely to be.   |  |

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