



**Modern Office Pod To Let - The Hive, Grove Farm  
Kinoulton, Nottinghamshire, NG12 3ED  
£9,600 per annum    Approx. 600 Sq. ft**

**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# The Hive, Grove Farm Kinoulton Nottinghamshire NG12 3ED

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A superb opportunity to lease a modern office pod extending to approximately 600 Sq ft, situated within a highly attractive rural commercial setting in the sought-after NG12 3ED location.

The property offers a high-quality working environment with modern internal finishes, excellent on-site amenities, and convenient access to major transport routes, making it ideal for a range of office, studio, consultancy, and professional business uses.





## Description

This well-presented office pod provides bright and functional accommodation finished to a modern standard throughout.

The accommodation briefly comprises:

- Open-plan office space
- Modern fitted kitchen
- Contemporary internal décor and finishes
- Flexible layout suitable for multiple workstations
- Excellent natural light
- Electric wall mounted radiators
- Professional and attractive working environment
- Parking on site – reserved spaces by negotiation

The unit is ideally suited for businesses seeking a high-quality office presence within a unique rural setting.

## Location

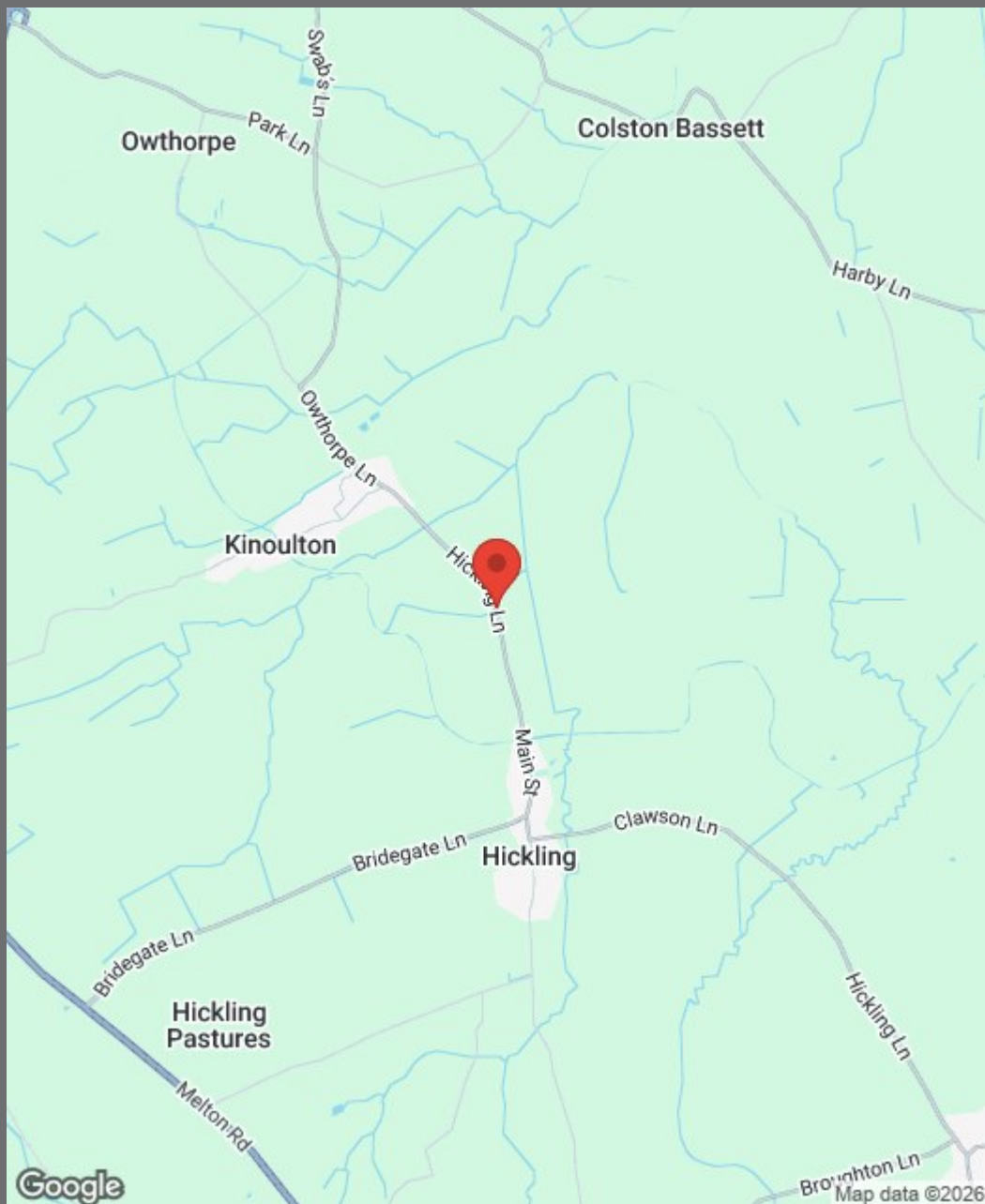
The property occupies a beautiful rural site in the NG12 3ED area, offering an excellent balance between peaceful surroundings and strong accessibility.

Set within an attractive countryside business environment, the site benefits from several quality on-site amenities including:

- Artisan chocolatier
- Coffee shop
- Rural farm shop

This creates an exceptional setting for staff wellbeing, client visits, and day-to-day convenience.





## GENERAL INFORMATION

**VIEWING:** Strictly by appointment with Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel: (01664) 560181 Option 5 Commercial

**TERM:** Full repairing and insuring Lease available

**UTILITIES:** Tenant to pay business rates, electricity and phone/broadband (Fibre to Building). No gas supply

**SERVICE CHARGE:** £50.00 per month to cover water, bins and site maintenance; grass cut, hedges maintained

**VAT:** N/A

- Modern Office Pod
- Approx. 600 Sq ft
- Attractive Rural Business Location
- £9,600 per annum exclusive
- Open-plan office space
- Modern fitted kitchen / tea point area
- Contemporary internal décor and finishes
- Sought-after NG12 3ED location
- Parking on site – reserved spaces by negotiation
- Available from June 2026 - following redecoration and a new roof



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