



HARWOODS

Chartered Surveyors & Estate Agents

3-STOREY OFFICE PREMISES

NIA 152.97 SQ M (1647 sq ft) approx



**28 HARBOROUGH ROAD
KINGSTHORPE
NORTHAMPTON
NN2 7AZ**

TO LET – NEW LEASE - £16,750 per annum exclusive

This 3-storey Victorian premises is located in a prominent position fronting the A508 in Kingsthorpe, Northampton. The property benefits from fluorescent lighting, carpets and laminate flooring throughout, alarm system, gas fired radiator central heating system, modern internet connectivity and recent refurbishment. To the rear of the property outside there is a car park with hard standing parking for 7 vehicles. Use of the premises falls within Class D1 of the Use Classes Order 1987.

Other businesses on this parade include Northampton Travel Services, Silver Pepper Dental Clinic, Phipps Henson McAllister and Jervis & Partners. The A508 Harborough Road is a main arterial road into the town with Northampton having a population of approximately 212,000 with a wider catchment area from the surrounding villages.

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY

Tel: (01933) 441464

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NET INTERNAL AREAS:

Ground Floor: 71.43 sq m (769 sq ft)
 First Floor: 43.55 sq m (469 sq ft)
 Second Floor: 37.99 sq m (409 sq ft)

TOTAL: 152.97 SQ M (1647 SQ FT)

THE PROPERTY:Ground Floor:

Reception Area, Treatment Room, Rear Office/
 Treatment Room, Kitchen, Cloakroom/wc, Rear Access
 to the Car Park.

First Floor:

3 Offices, Cloakroom/wc, Store Room.

Second Floor:

3 Offices, Cupboard/Storage Space.

Outside:

Shared hardstanding car park area with parking for
 7 vehicles and access from Lincoln Street.

LEASE:

New Lease on full repairing and insuring basis.

TERM:

Negotiable terms available with a minimum of 3 years.

RENT:

£16,750 per annum exclusive paid quarterly in advance
 by standing order.

RENT REVIEWS:

Every third year upwards only to open market value.

RENT DEPOSIT DEED:

Equivalent to 3 months rent to be lodged by the Tenant.

PREMIUM:

None.

SERVICES:

We understand that mains water, gas, electricity and
 drainage are connected to the property.

Heating is via a gas fired central heating system.

Please note that Harwoods have not tested any
 appliances, services or systems and therefore offer no
 warranty. Interested parties to satisfy themselves about
 the services, system or appliances.

BUSINESS RATES:

From information supplied from the Local Authority
 and the VOA web site the rateable value of the premises
 is £13,000. You will have to make your own enquiries
 with regard to rates payable.

LEGAL FEES:

Ingoing Tenant to make a contribution towards
 Landlords reasonable legal costs in respect of this new
 Lease.

ENERGY PERFORMANCE ASSET RATING:

Awaited.



TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

Duncan Woods AssocRICS – Tel: 01933-441464
or e-mail com@harwoodsproperty.co.uk

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WARNING Harwoods for themselves and for the vendors of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute either fully or part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended purchasers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

VAT: All figures quoted for rents, charges and sale price are exclusive of VAT. Purchasers/Tenants must clarify whether VAT is payable or not.