



CHARTERED SURVEYORS & ESTATE AGENTS

RENOVATED FIRST FLOOR OFFICES/WORKSHOP

NIA 84.98 sq m (915 sq ft) approx



**FIRST FLOOR, 25 SANDERS ROAD
FINEDON ROAD INDUSTRIAL ESTATE
WELLINGBOROUGH
NORTHANTS
NN8 4NL**

**TO LET – NEW LEASE - £6600 per annum exclusive
(only £550 per month exclusive)**

First Floor Office/Workshop suite being part of a 2 storey property with office use situated on the Finedon Road Industrial Estate. The premises are fitted out with carpets, electric heating, fluorescent lighting, internet and phone connections. The property also benefits from an alarm system and parking spaces to the front. The premises would be suitable for many types of small business operations such as office or light industrial.

Finedon Road Industrial Estate has excellent communication links via the ring road system connecting into the A45 westwards to Northampton and the M1. Eastwards to Rushden, Thrapston and the A14. Northwards via the A509 to Kettering and the A14 and southwards to Newport Pagnell and the M1.

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY

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NET INTERNAL AREAS:

Main Office Area:	74.16 sq m	(798 sq ft)
Second Office:	10.82 sq m	(117 sq ft)
TOTAL:	84.98 SQ M	(915 SQ FT)

THE PROPERTY:

Large Open Plan Office
Secondary Office
Cloakroom/wc
Kitchen

Outside – 2 Parking spaces available to the front.

LEASE:

New Lease on internal repairing and insuring basis.

TERM:

Negotiable terms available.

RENT:

£6600 per annum exclusive paid quarterly in advance
by standing order.

RENT DEPOSIT DEED:

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

SERVICES:

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

Heating to the premises is via electric storage heaters.

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 retail
premises is £5400. Business rates for 2013/2014 are
46.2 pence in the pound. You will have to make your
own enquiries with regard to rates payable.

This property due to its rateable value, should be
subject to small business relief and application to the
Local Authority should be made.

LEGAL FEES:

Each party to be responsible for their own legal costs
in respect of this new Lease.

ENERGY PERFORMANCE ASSET RATING:

F – 135.

590/DJW

TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

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

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.