



HARWOODS

Chartered Surveyors & Estate Agents

FIRST & SECOND FLOOR TOWN CENTRE OFFICES

NIA 177.74 sq m (1913 sq ft) approx



**26A & 26B SILVER STREET
WELLINGBOROUGH
NORTHANTS
NN8 1AY**

ASSIGNMENT OF EXISTING LEASE - £12,500 per annum exclusive

These First & Second Floor town centre offices are in a good location on Silver Street. The offices benefit from a ground floor entrance lobby with telephone entry system and there is good internet connection throughout, fluorescent lighting, carpets and gas central heating.

Use of the premises is for offices which falls within Class B1 or A2 of the Use Classes Order 1987.

Wellingborough has a population of 76,000 with a wider catchment from the surrounding villages.

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY

Tel: (01933) 441464

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NET INTERNAL AREAS:

First Floor:	95.04 sq m	(1023 sq ft)
Second Floor:	82.70 sq m	(890 sq ft)
TOTAL:	177.74 SQ M	(1913 SQ FT)

THE PROPERTY:

Ground Floor – Entrance Lobby with telephone entry system.

First Floor – 3 Offices, Kitchen Area, 2 Cloakrooms (Male & Female)

Second Floor – 3 Main Offices, Storage Room.

LEASE:

Assignment of existing Lease on internal repairing and insuring basis.

TERM:

10 years from the 7 January 2008 – 6 January 2018.

RENT:

Current passing rent is £12,500 per annum exclusive paid quarterly in advance by standing order.

RENT REVIEWS:

None

RENT DEPOSIT DEED:

None

PREMIUM:

None

SERVICES:

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

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 £8300. You will have to make your own enquiries with regard to rates payable.

LEGAL FEES:

Assignee and Assignor to be responsible for their own legal costs in respect of this new Lease.

ENERGY PERFORMANCE ASSET RATING:

Awaited.



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TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

**Duncan Woods AssocRICS – 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.