



HARWOODS

Chartered Surveyors & Estate Agents

RURAL SELF-CONTAINED OFFICES

NIA 58.61 sq m (631 sq ft) approx



**THE STUDIO, POPLAR FARM
CALDECOTT
HIGHAM FERRERS
NORTHANTS NN9 6AR**

TO LET - NEW LEASE - £6500 per annum exclusive

This single storey barn conversion office provides modern office accommodation in a rural setting. The property is located in the village of Caldecott approximately 2 miles east of Higham Ferrers with all its shops and facilities. Main walls to the offices are of brick and stone construction with a single pitch tiled roof over. The property benefits from gas radiator central heating, carpets and fluorescent strip lighting. Parking is available

The property has excellent communication links via the B645 and the A6 northwards to Kettering and the A14, southwards to Bedford, eastwards via the A45 to Thrapston and the A14 and westwards to Northampton and the M1. Eastwards via the B645 to Kimbolton, St Neots and the A1.

The property has Planning Permission for B1 Office Use under the Use Classes Order 1987.

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY

Tel: (01933) 441464

email: com@harwoodsproperty.co.uk www.harwoodsproperty.co.uk

NET INTERNAL AREAS:

Office 1:	38.87 sq m	(418 sq ft)
Office 2:	11.06 sq m	(119 sq ft)
Store Room:	5.34 sq m	(57 sq ft)
Kitchen:	3.34 sq m	(36 sq ft)

TOTAL: 58.61 SQ M (631 SQ FT)

THE PROPERTY:

Ground Floor – 2 Offices, Store Room, Kitchen.

Outside – Parking available.

LEASE:

New Lease on internal repairing and insuring basis.

TERM:

To be agreed – preferably 3 or more years. Any Lease will be outside Landlord & Tenant Act 1954 with its security of tenure.

RENT:

£6500 per annum exclusive paid monthly 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.

SERVICES:

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

Heating is via gas fired radiator 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 £4100. You will have to make your own enquiries with regard to rates payable.

LEGAL FEES:

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

ENERGY PERFORMANCE ASSET RATING:

Awaited.

644/DJW

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.