



HARWOODS

Chartered Surveyors & Estate Agents

OFFICE PREMISES WITH GROUND FLOOR WORKSHOP

NIA 121.72 sq m (1310 sq ft) approx



**UNIT 2, TOWER FACTORY
WELL STREET
FINEDON
NORTHANTS NN9 5JP**

TO LET – NEW LEASE - £8250 per annum exclusive

Set over 2 storeys this predominantly office property is situated facing Well Street in Finedon. The first floor is office use with 4 main offices and reception area, kitchen and 2 cloakroom/wc's. Ground floor is useful workshop storage space. Outside there is parking for 2 vehicles. The property benefits from gas fired central heating system, 3-phase electricity, internet connectivity and alarm system.

Finedon has a population of approximately 4500 people with a wider catchment area from the surrounding villages. It is situated 3 miles north-east of Wellingborough town with good access via the A6 northwards to the A14, and southwards to the A45.

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY

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NET INTERNAL AREAS:

First Floor Offices: 75.24 sq m (810 sq ft)
 Ground Floor Workshop: 46.48 sq m (500 sq ft)

TOTAL: 121.72 SQ M (1310 SQ FT)

THE PROPERTY:

First Floor:
 Main Entrance, Reception Area, 4 Separate Offices,
 Kitchen, 2 Cloakroom/wc's.

Ground Floor:
 Open Plan Workshop Area.

Outside:
 Parking for 2 vehicles to the front of the premises.

LEASE:

New Lease on internal repairing and insuring basis.

TERM:

Flexible terms available preferably with a minimum of 3 years.

RENT:

£8250 per annum exclusive paid quarterly in advance by standing order.

RENT DEPOSIT DEED:

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

RENT REVIEWS:

Upwards only to open market value.

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:

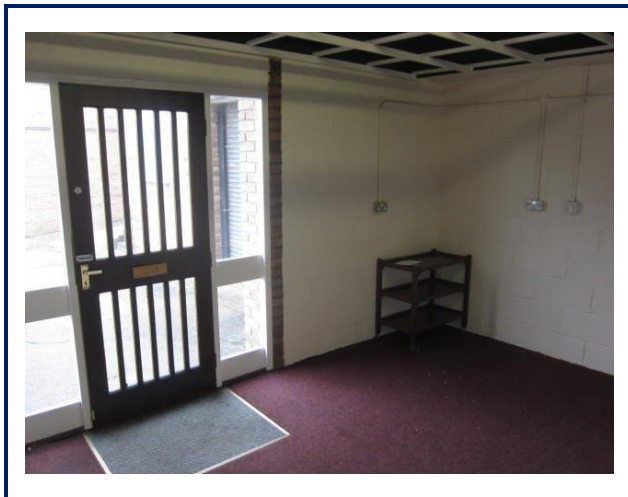
From information supplied from the Local Authority and the VOA web site the rateable value of the premises is £5600. You will have to make your own enquiries with regard to rates payable.

LEGAL FEES:

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

ENERGY PERFORMANCE ASSET RATING:

E – 123



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.