



HARWOODS

Chartered Surveyors & Estate Agents

DETACHED 2 STOREY OFFICE PREMISES

NIA 267.36 sq m (2876 sq ft) approx



**ANITOX HOUSE
80 MAIN ROAD
EARLS BARTON
NORTHANTS NN6 0HJ**

FOR SALE – Offers in excess of £300,000 for the Freehold Interest

or

TO LET – NEW LEASE - £30,000 per annum exclusive

Situated in a prominent position on White House Industrial Estate fronting the A4500 on the north side of Earls Barton. These 2 storey offices have recently been refurbished throughout and provide high quality office accommodation on both floors. Parking to the front of the premises leading to private parking area and provides car parking spaces for approximately 20 vehicles.

The location provides good access to Northampton approximately 5 miles distant, Wellingborough 4 miles via the A4500 as well as good links to the A45 westwards to Northampton and the M1 (Junction 15) and eastwards to Rushden, Thrapston and the A14.

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY

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NET INTERNAL AREAS:

Ground Floor: 120.75 sq m (1300 sq ft)
First Floor: 146.61 sq m (1578 sq ft)

TOTAL: 267.36 SQ M (2878 SQ FT)

THE PROPERTY:

Ground Floor:

Reception Area, 6 Various Offices, 2 Cloakroom/wc's, Services Room.

First Floor:

6 Various Offices including Boardroom, Cloakroom/wc.

Outside:

Private paver blocked parking area with spaces for approximately 20 vehicles to the front of the premises.

FOR SALE:

Offers in excess of £300,000 for the freehold interest.

or

TO LET:

New Lease on full repairing and insuring basis.

TERM:

Lease terms negotiable with a minimum of 5 years preferred.

RENT:

£30,000 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, electricity and gas are connected to the property. Drainage is via a septic tank 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 £29,000. 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:

D - 84

651/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.