



HARWOODS

Chartered Surveyors & Estate Agents

TOWN CENTRE SELF-CONTAINED 3 STOREY OFFICES

NIA 74.62 sq m (803 sq ft) approx



**8 SHEEP STREET
WELLINGBOROUGH
NORTHANTS
NN8 1BL**

TO LET – NEW LEASE – STEPPED RENTS AVAILABLE

From £9000 per annum exclusive

Three storey office accommodation situated in Wellingborough town centre. The property has good frontage for displays, is carpeted throughout, with fluorescent lighting, gas fired central heating and an alarm system.

The offices are situated in a prominent position in Sheep Street which is part of the main thoroughfare through the town. The property is next door to the entrance to the Swansgate Centre and nearby businesses include Sherwood Dunham Solicitors, Yorkshire Bank plc, Underwoods Town & County and William H Brown Estate Agents. There is free parking in the nearby Local Authority multi storey car park.

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY

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NET INTERNAL AREAS:

Ground Floor: 26.56 sq m (286 sq ft) approx
First Floor: 22.42 sq m (241 sq ft) approx
Second Floor 25.61 sq m (276 sq ft) approx

TOTAL: 74.62 SQ M (803 SQ FT) APPROX

THE PROPERTY:

Ground Floor:
Reception Area
Rear Office

First Floor:
Office 2
Kitchen
2 Cloakrooms/wc

Second Floor:
Office 3
Store Room

TO LET:

New Lease on full repairing and insuring basis.

TERM:

Negotiable terms preferably 3 or more years.

RENT:

Stepped rents available from £9000 per annum exclusive paid quarterly in advance by standing order.

SERVICES:

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

Heating to the property is via a 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 whole premises is £6200. 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 EFFICIENCY RATING:

D – 90.

592/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.