



HARWOODS

Chartered Surveyors & Estate Agents

LIGHT INDUSTRIAL WORKSHOP PREMISES INCORPORATING 3 UNITS

NIA 343.89 sq m (3701 sq ft) approx



**UNITS 1, 2 & 3
74 VICTORIA STREET
IRTHLINGBOROUGH
NORTHANTS NN9 5RG**

TO LET – NEW LEASE - £19,750 per annum exclusive

The property is located on Victoria Street just to the south west of Irthlingborough town centre with vehicular access from Victoria Road. The property forms a 'U' shape with 3 individual units joining up with each other. Main construction is of solid brick with pitched roofs over Units 1 & 2, and a flat roof over Unit 3. Vehicular access to Units 1 & 2 is via roller shutter doors with both properties providing 3m eaves. Unit 3 is more of a storage unit with a sliding metal door to the front. Parking is available for 5 vehicles. The properties benefit from solid flooring, 3-phase electricity, fluorescent lighting, mains gas and drainage.

The premises benefit from many types of business operations with light industrial and administration use and have good communication links via the A6 northwards to the A14 Kettering, southwards via the A6 Rushden and Bedford, as well as the A45 which is a link between the M1 and the A14.

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY

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NET INTERNAL AREAS:

Unit 1: 152.39 sq m (1640 sq ft) approx
Unit 2: 133.87 sq m (1441 sq ft) approx
Unit 3: 57.63 sq m (620 sq ft) approx

TOTAL: 343.89 SQ M (3701 SQ FT)

THE PROPERTY:

Vehicular access via shared entrance from Victoria Street.

Unit 1 – Light Industrial Unit with 3m eaves, roller shutter door, UPVC windows, 3-phase electricity.

Unit 2 – Light Industrial Warehouse Unit with 3m eaves, office, solid flooring, gas blow heater, 3-phase electricity.

Unit 3 – Storage facility with solid flooring, flat roof, electricity supply and double metal roller doors to the front. Cloakroom/wc.

Outside – To the front there is private parking for approximately 5 vehicles with vehicular access to Units 1, 2 & 3.

LEASE:

New Lease on full repairing and insuring basis.

TERM:

Negotiable terms with a minimum of 3 years available.

RENT:

£19,750 per annum exclusive paid quarterly in advance by standing order.

RENT REVIEWS:

At the end of each 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, 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 combined rateable value of the premises is £13,900. You will have to make your own enquiries with regard to rates payable.

LEGAL FEES:

Each party to cover their own legal costs in respect of this new Lease.

ENERGY PERFORMANCE ASSET RATING:

To be confirmed.



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.