



# HARWOODS

Chartered Surveyors & Estate Agents

## TOWN CENTRE 2 STOREY OFFICE ACCOMMODATION

Net Internal Areas: Office 1 – 87.56 sq m (943 sq ft)

Office 2 – 124.37 sq m (1339 sq ft)



**9F SILVER STREET  
THOMPSON COURT  
WELLINGBOROUGH  
NORTHANTS NN8 1BQ**

### TO LET – NEW LEASES

**OFFICE 1 - £11,750 per annum exclusive**

**OFFICE 2 - £16,250 per annum exclusive**

A detached 2 storey property with period features which has been converted and used as office premises for the past 10 years. The property is to be returned to its original condition providing modern self-contained 2 storey office suites in the town centre of Wellingborough. The premises benefit from secure on-site private parking, electric panelled heating, fitted carpets throughout and fluorescent lighting.

The property has vehicular access from Silver Street and pedestrian access from the front of the property leading to Morrisons Supermarket, Wellingborough town centre and the main shops.

**21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY**

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**NET INTERNAL AREAS:**

Ground Floor: Office 1 – 39.64 sq m (427 sq ft)  
First Floor: Office – 47.92 sq m (516 sq ft)  
**TOTAL: 87.56 SQ M (943 SQ FT)**

Ground Floor: Office 2 – 46.76 sq m (503 sq ft)  
First Floor: Office – 77.61 sq m (835 sq ft)  
**TOTAL: 124.37 SQ M (1339 SQ FT)**

**THE PROPERTY:****Office 1:**

Ground Floor – Reception Area, Main Open Plan office, Kitchen, 2 Cloakroom/wc's.

First Floor – Open Plan Office.

Outside – Car parking with 3 designated spaces.

**Office 2:**

Ground Floor – Reception/Lobby, Main Open Plan Office, Kitchen, 2 Cloakroom/wc's.

First Floor – Open Plan Office.

Outside – Car Parking with 5 designated spaces.

**LEASE:**

New Leases on full repairing and insuring basis.

**TERM:**

Minimum term of 3 years – longer Leases are available.

**RENT:**

**Office 1** - £11,750 per annum exclusive paid quarterly in advance by standing order.

**Office 2** - £16,250 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.

**SERVICES:**

We understand that mains water, electricity 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 rateable value of the premises is £18,500. You will have to make your own enquiries with regard to rates payable

**RENT DEPOSIT DEED:**

Ingoing Tenants will have to pay the equivalent of 3 month's rent as a deposit.

**SERVICE CHARGE:**

Maintenance of landscaped areas, common parts to be divided between Office 1 (42.5%) and Office 2 (57.5%).

**LEGAL FEES:**

Ingoing Tenant to be responsible for Landlords reasonable legal costs in respect of these new Leases.

**ENERGY PERFORMANCE ASSET RATING:**

To be assessed.

**NB:** Current Tenant to return the premises to its original condition in accordance with the terms of the Lease.

The premises will be available from May 2019 onwards.

**TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT**

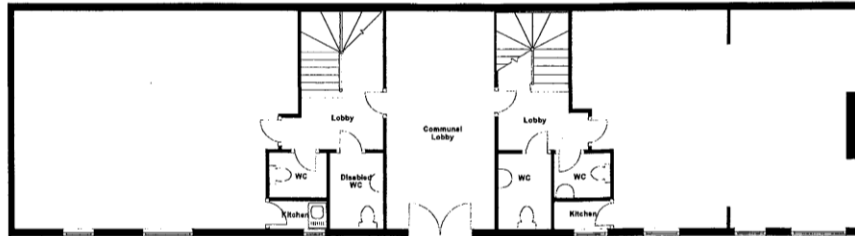
**Duncan Woods AssocRICS – Tel: 01933-441464**  
**or e-mail [com@harwoodsproperty.co.uk](mailto:com@harwoodsproperty.co.uk)**

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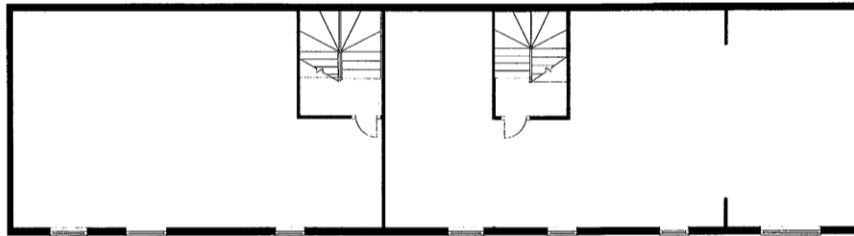
**WARNING** Harwoods for themselves and for the vendors of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute either fully or part of 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.

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**Ground Floor**



**First Floor**

(For identification purposes only – not to scale)

These plans are for illustrative purposes only and is intended only as a general guide to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission or mis-statement.

