



HARWOODS

Chartered Surveyors & Estate Agents

FIRST FLOOR OFFICE SUITE

NIA 51.66 sq m (556 sq ft) approx



**FIRST FLOOR OFFICES
CROWN HOUSE
25 HIGH STREET
ROTHWELL
NORTHANTS NN14 6AD**

TO LET – NEW LEASE - £6250 per annum exclusive

The property is situated in a prominent position on Rothwell High Street with access is via a side entrance. The premises comprise 3 office rooms, kitchen and cloakroom/wc. The offices benefit from high speed internet connection, gas fired radiator central heating system, modern electrics, fluorescent lighting and carpets throughout. There is also private parking to the rear.

This office suite would be ideal for many types of small business operations which fall within Class A2 of the Use Classes Act 1987.

Rothwell has excellent communication links via the A14 to the M1 in Cambridge, westwards via the A14 to the M1 & the M6, northwards via the A6 to Market Harborough & Leicester, and south via the A43 to Northampton.

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY

Tel: (01933) 441464

email: com@harwoodsproperty.co.uk www.harwoodsproperty.co.uk

NET INTERNAL AREAS:Ground Floor:

Office 1: 15.30 sq m (165 sq ft) approx
 Office 2: 18.81 sq m (202 sq ft) approx
 Office 3: 11.80 sq m (127 sq ft) approx
 Kitchen Area: 5.75 sq m (62 sq ft) approx

TOTAL: 51.66 SQ M (556 SQ FT) APPROX

THE PROPERTY:

Accessed via off-street underpass:-
 Hallway with Storage Cupboard leading to:-
 Office 1 & Office 2, Kitchen Area, Cloakroom/wc &
 Office 3.

Outside:

Parking for one vehicle to the rear of the property.

LEASE:

New Lease on internal repairing and insuring basis.

TERM:

Negotiable terms available for a minimum of 3 years.

RENT:

£6250 per annum exclusive paid quarterly in advance
 by standing order.

RENT REVIEWS:

Every 3 years 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.

Heating to the premises is via 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:

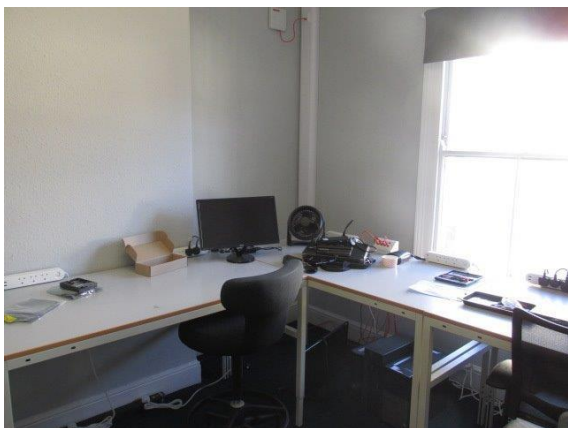
From information supplied from the Local Authority and the VOA web site the rateable value of the premises is £4200. You will have to make your own enquiries with regard to rates payable.

LEGAL FEES:

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

ENERGY PERFORMANCE ASSET RATING:

E-105

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

**Duncan Woods AssocRICS – Tel: 01933-441464
 or e-mail com@harwoodsproperty.co.uk**

691/DJW

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.