



HARWOODS

Chartered Surveyors & Estate Agents

TOWN CENTRE 2 STOREY OFFICE ACCOMMODATION

Net Internal Areas:

Ground Floor – 86.40 sq m (930 sq ft) First Floor – 125.53 sq m (1351 sq ft)



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

TO LET – NEW LEASE – £18,500 per annum exclusive

A detached 2 storey property situated in the town centre of Wellingborough which has been converted and used as office premises for the past 10 years. The premises benefit from period features, electric panelled heating, fitted carpets throughout, fluorescent lighting and secure on-site private parking.

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

Tel: (01933) 441464

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NET INTERNAL AREAS:

Ground Floor: 86.40 sq m (930 sq ft) approx

First Floor: 125.53 sq m (1351 sq ft) approx

TOTAL: 211.93 SQ M (2281 SQ FT) APPROX

THE PROPERTY:

Ground Floor – 2 Reception/Lobby Areas, 2 Main Open Plan Offices, 2 Kitchens, 4 Cloakroom/wc's.

First Floor – 2 Open Plan Offices.

Outside – Car Parking with 8 designated spaces.

LEASE:

New Lease on full repairing and insuring basis.

TERM:

3 years – shorter Leases are available.

RENT:

£18,500 per annum exclusive.

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 and common parts.

LEGAL FEES:

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

ENERGY PERFORMANCE ASSET RATING:

F - 128



686/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.