



HARWOODS

Chartered Surveyors & Estate Agents

TOWN CENTRE 2 STOREY OFFICE PREMISES WITH A2 USE

NIA 85.72 sq m (923 sq ft) approx



**CARRINGTON HOUSE
1 CARRINGTON STREET
KETTERING
NORTHANTS
NN16 0BY**

TO LET - NEW LEASE - £10,000 per annum exclusive

This 2 storey office accommodation is located fronting Carrington Street and benefits from useful frontage, ground floor sales area and first floor office/administration areas. The premises is carpeted throughout with fluorescent lighting and benefits from period features. To the rear of the property is a private car park providing 2 car parking spaces. Close retailers include Walsh's Hair & Beauty, Gymophobics and Chris George the Estate Agent.

Kettering has a population of approximately 60,000 with a wider catchment area from the surrounding villages.

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY

Tel: (01933) 441464

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NET INTERNAL AREAS:

Ground Floor:

Open Plan Sales Area: 27.51 sq m (296 sq ft)

First Floor:

Office 1: 18.88 sq m (203 sq ft)

Office 2: 10.43 sq m (112 sq ft)

Office 3: 8.09 sq m (87 sq ft)

Office 4: 20.81 sq m (224 sq ft)

SUB TOTAL: 58.21 SQ M (627 SQ FT)

TOTAL OVERALL: 85.72 SQ M (923 SQ FT)

THE PROPERTY:

Ground Floor:

Entrance Lobby, Main Sales Area, Access to:-

First Floor:

4 Offices, 2 Cloakroom/wc's, Kitchen.

Outside:

Parking for two vehicles to the rear of the property in a private car park.

LEASE:

New Lease on full repairing and insuring basis.

TERM:

Negotiable terms for a minimum of 3 years available.

RENT:

£10,000 per annum exclusive paid quarterly in advance by standing order.

RENT REVIEWS:

Every 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 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:

You will have to make your own enquiries from the Local Authority and the Valuation Office with regard to the rateable value of the property and rates payable.

LEGAL FEES:

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

ENERGY PERFORMANCE ASSET RATING:

D – 94.

697/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.