



HARWOODS

Chartered Surveyors & Estate Agents

MODERN 2 STOREY SELF-CONTAINED OFFICES

NIA 75.31 sq m (811 sq ft) approx



**UNIT 8 TRINITY CENTRE
PARK FARM INDUSTRIAL ESTATE
WELLINGBOROUGH
NORTHANTS
NN8 6ZB**

TO LET - NEW LEASE - £10,250 per annum exclusive (inclusive of gas)

This is a self-contained 2 storey office unit located in a prominent position on the corner of Trinity Centre, Park Farm Industrial Estate. The property benefits from private entrance and car parking area for approximately 10 vehicles. The property has been refurbished and benefits from modern LED lighting throughout, secure keyless entry system, gas fired radiator central heating system, carpets throughout and internet and telephone connections.

The property has good communication links via the ring road system connecting into the A45 westwards to Northampton and the M1, eastwards to Thrapston and the A14, northwards via the A509 to Kettering and the A14, and southwards to Newport Pagnell and the M1.

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NET INTERNAL AREAS:

Ground Floor: 30.00 sq m (323 sq ft)
First Floor: 45.31 sq m (488 sq ft)

TOTAL: 75.31 SQ M (811 SQ FT)

THE PROPERTY:

Ground Floor:

Entrance Lobby with Disabled Cloakroom/wc off.
Open Plan Office Area, Cloakroom/wc.

First Floor:

Open Plan Office Area, Kitchen/Staff Room.

Outside:

Parking for 10 vehicles.

LEASE:

New Lease on internal repairing and insuring basis.

TERM:

Negotiable terms with a minimum of 3 years.

RENT:

£10,250 per annum exclusive paid quarterly in advance by standing order.

RENT REVIEWS:

At the end of every 3 years upwards only to open market rental 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 is via a gas fired central heating boiler.

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 £6700. You will have to make your own enquiries with regard to rates payable.

LEGAL FEES:

Ingoing Tenant to make a contribution towards Landlords reasonable legal costs in respect of this new Lease.

ENERGY PERFORMANCE ASSET RATING:

D-76



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.