



# HARWOODS

Chartered Surveyors & Estate Agents

## OFFICE & WORKSHOP PREMISES

NIA 156.67 sq m (1686 sq ft) approx



**UNIT 3, TOWER FACTORY  
WELL STREET  
FINEDON  
NORTHANTS NN9 5JP**

**TO LET – NEW LEASE - £9750 per annum exclusive**

The majority of this building is office accommodation with useful workshop/storage provided. Main entrance is from both Well Street and Wellingborough Road side with the premises being set out over a single storey. The offices benefit from being carpeted throughout, double glazed units, 3-phase electricity, fluorescent lighting, internet connectivity and heating is via wall mounted gas convector heaters. Parking is available for 2 vehicles to the Wellingborough Road side.

Finedon has a population of approximately 4500 people with a wider catchment area from the surrounding villages. It is situated 3 miles north-east of Wellingborough town with good access via the A6 northwards to the A14, and southwards to the A45.

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

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**NET INTERNAL AREAS:**

Office Accommodation: 88.08 sq m (948 sq ft)  
Workshop: 68.59 sq m (738 sq ft)

**TOTAL: 156.67 SQ M (1686 SQ FT)**

**THE PROPERTY:**

Accessed from Well Street:

First Floor:

Reception, 4 Offices, Kitchen Area, Cloakroom/wc, Large Workshop Area, rear Access to Wellingborough Road.

Outside:

Wellingborough Road end – parking for 2 vehicles.

**LEASE:**

New Lease on full repairing and insuring basis. Outside Landlord & Tenant Act 1954 with its security of tenure.

**TERM:**

Negotiable terms available preferably with a minimum of 3 years.

**RENT:**

£9750 per annum exclusive paid quarterly in advance by standing order. VAT is not payable on this property.

**RENT DEPOSIT DEED:**

Equivalent to 3 months rent to be lodged by the Tenant.

**RENT REVIEWS:**

At the end of each third year upwards only to open market value.

**SERVICES:**

We understand that mains water, gas, electricity and drainage are connected to the property.

Heating is via a gas convector heaters.

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 £10,000. You will have to make your own enquiries with regard to rates payable.

**LEGAL FEES:**

Each party to be responsible for their own legal costs in respect of this new Lease.

**ENERGY PERFORMANCE ASSET RATING:**

E – 117



**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.