



# HARWOODS

Chartered Surveyors & Estate Agents

## TOWN CENTRE FIRST FLOOR OFFICE SPACE

NIA 154 sq m (1662 sq ft) approx



**FIRST FLOOR  
9-10 SHEEP STREET  
WELLINGBOROUGH  
NORTHANTS  
NN8 1BL**

**FOR HIRE - £35,000 per annum exclusive**

Situated in a prime location in Wellingborough town centre these offices are on a flexible hire basis only pay and play concept with a flexible hire period. Conference Room 1, holds up to 10 people and Conference Room 2, holds approximately 6 – 8 people.

This first floor area has been designed for open plan work desks with enclosed conference rooms. The layout includes a breakout area, storage and kitchen. The property is accessed with the use of a mobile electronic key system and can be accessed after hours with front and rear access. There are front facing windows and fluorescent lighting throughout, and hire includes 27 desks, 8 monitors, desks, chairs and conference rooms with a TV already in place.

Use of the property will be under Class A2 of the Use Classes Order 1987.

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

**Tel: (01933) 441464**

Email: [sasha@harwoodsproperty.co.uk](mailto:sasha@harwoodsproperty.co.uk) [www.harwoodsproperty.co.uk](http://www.harwoodsproperty.co.uk)

**NET INTERNAL AREA:**

**TOTAL: 154 SQ M (1662 SQ FT)**

**THE PROPERTY:**

First Floor Only:

Office, 2 Conference Rooms, Store Room, Kitchen Area, 2 Cloakroom/wc's.

**Included in the Hire:**

- Free Wi-Fi, water, electricity, air conditioning and business rates.
- Will allow for the ingoing business to change the Wi-Fi points if needed.
- 8 Monitors which will be replaced if broken.
- Use of 2 Conference Rooms.
- Cleaning provided.
- Free maintenance and no maintenance required for Fire and Health & Safety.
- Use of cutlery, mugs and glasses.
- Free use of the service area and disposal bins in the service area of the Swansgate Centre.
- Easy keyless access to multiple users.

**TERMS:**

For hire only, on negotiable terms with a deposit of 3 month's rent to be lodged by the ingoing tenant.

**RENT:**

£35,000 exclusive paid monthly in advance by standing order.

**SERVICES:**

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

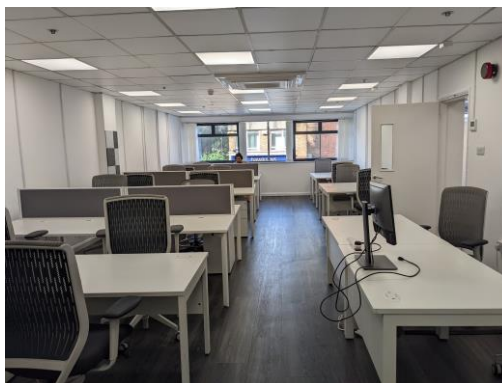
Please note that Harwoods have not tested any appliances, services or systems and therefore offer no warranty. Interested parties to satisfy themselves about the services, system or appliances.

**LEGAL FEES:**

No legal fees required in respect of this hire.

**ENERGY PERFORMANCE ASSET RATING:**

D-88 (expires on the 18 October 2023)



752/SW

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

**Sasha Wellington – Tel: 01933-441464 / 07584 211672  
or e-mail [sasha@harwoodsproperty.co.uk](mailto:sasha@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.

