



# HARWOODS

Chartered Surveyors & Estate Agents

## GROUND & FIRST FLOOR OFFICE SUITE

GIA 370 sq m (3983 sq ft) approx



**SUITES A & B  
THE DIAMOND BUSINESS CENTRE  
ATTLEY WAY  
IRTHLINGBOROUGH  
NORTHANTS NN9 5GF**

**TO LET – NEW LEASE - £38,000 per annum exclusive**

The Diamond Centre is in a prime location situated in Nene Park in East Northamptonshire. There is easy access to all major road links including the M1, M6 & A1. The property is a listed building and has been fully refurbished offering a combination of office and studio suites being let to a variety of professional tenants. Internally the property has been decorated throughout and is well presented with front and rear facing windows and fluorescent lighting throughout.

The suites cover both the ground and first floors with parking to the front in a private car park for at least 22 cars with 4 disabled spaces.

Use of the property will be under Class C2 of the Use Classes Order 1987.

**21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY**  
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**GROSS INTERNAL AREAS:**

Ground Floor: 282.39 sq m (3039.62 sq ft)  
First Floor: 87.20 sq m (938.61 sq ft)

**TOTAL: 369.59 SQ M (3978.23 SQ FT)**

**THE PROPERTY:**

Ground Floor:  
15 Good Sized Rooms, 2 Kitchens,  
5 Cloakrooms/wc, 1 Shower Room.

First Floor:  
3 Large Offices, Kitchenette, 3 Cloakrooms/wc.

Outside:  
Parking to the front for at least 22 cars, 4 disabled spaces and visitor parking.

**LEASE:**  
New lease on full repairing and insuring basis.

**TERM:**  
Negotiable terms with a minimum of 3 years required.

**RENT:**  
£38,000 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 with regard to the rateable value and rates payable.

**SERVICE CHARGE:**

There is a service charge payable of £2800 per quarter.

**LEGAL FEES:**

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

**ENERGY PERFORMANCE ASSET RATING:**

*Awaited*



760/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.