



HARWOODS

Chartered Surveyors & Estate Agents

WORKSHOP UNIT IN KETTERING

NIA 66.86 sq m (718 sq ft) approx



**55C FIELD STREET
KETTERING
NORTHANTS
NN16 8EN**

TO LET – NEW LEASE - £4500 per annum exclusive

Harwoods are delighted to offer to the market this Workshop Unit. Situated in a prime location in Kettering offering 66.86 sq m (718 sq ft) of workshop space covering the ground floor with an office on the first floor.

The ground floor area is open plan with a Kitchenette and Cloakroom/wc leading off the workshop area. There is a front facing window and fluorescent lighting. Outside there is parking for one vehicle and loading/unloading. Use of the property will be under Class E of the Use Classes Order 1987.

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY

Tel: (01933) 441464

email: com@harwoodsproperty.co.uk www.harwoodsproperty.co.uk

NET INTERNAL AREAS:

2 Storey Workshop:

Ground Floor:	25.67 sq m	(276 sq ft)
First Floor:	21.01 sq m	(226 sq ft)
Storage Space:	20.18 sq m	(217 sq ft)
TOTAL:	66.86 SQ M	(718 SQ FT)

THE PROPERTY:

Ground Floor:

Workshop with Kitchenette, Cloakroom/wc.

First Floor:

Workshop Area.

Outside:

Parking for one vehicle, loading and unloading access.

LEASE:

New lease on internal on internal repairing and insuring basis.

TERM:

Negotiable terms with a minimum of 3 years required.

RENT:

£4500 per annum exclusive paid quarterly in advance by standing order.

RENT REVIEWS:

Every second 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:

The property is not currently listed on the Gov.UK website and you will therefore have to make your own enquiries with regard to the rateable value and rates payable.

LEGAL FEES:

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

ENERGY PERFORMANCE ASSET RATING:

E-113



756/SW

TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

Sasha Wellington – Tel: 01933-441464 / 07584 211672

or e-mail 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.