



HARWOODS

Chartered Surveyors & Estate Agents

OFFICES TO LET IN IRTHLINGBOROUGH

NIA 46.7 sq m (503 sq ft) approx



**98 HIGH STREET
IRTHLINGBOROUGH
NORTHANTS
NN9 5PX**

TO LET – NEW LEASE - £8500 per annum exclusive

Ground floor office premises situated in the main High Street of Irthlingborough. The property comprises of two reasonably sized offices with desks, cloakroom/wc and kitchen area. A new Baxi gas combi boiler (A rated) was fitted 18 months ago, also Ethernet terminals, power and landline sockets throughout in surface mounted ducting for easy addition or alteration.

There are also security roller shutters to front screen and side windows with internal security grilles to the remaining windows and steel facing and frame to the external door, as well a security alarm. Outside is parking for one car in the rear car park

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

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NET INTERNAL AREAS:

Office 1: 16.42 sq m (177 sq ft)
Office 2: 15.63 sq m (168 sq ft)
(Plus Cloakroom/wc & Kitchen Area)

TOTAL: 46.70 SQ M (503 SQ FT)

THE PROPERTY:

Ground Floor Only:

2 Offices, Kitchen Area, Cloakroom/wc.

Outside:

One car parking space available in private rear car park.

LEASE:

New lease on full repairing and insuring basis on negotiable terms with a minimum of 3 years required.

RENT:

£8500 per annum exclusive paid quarterly/monthly 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.

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:

There is no information on the Gov.UK website, therefore you will have to make your own enquiries as to the rateable value and 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-106



TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

**Sasha Wood – Tel: 01933-441464 / 07584 211672
or e-mail sasha@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.