



# HARWOODS

Chartered Surveyors & Estate Agents

## COMMERCIAL PROPERTY TO LET IN FINEDON

GIA 98 sq m (1055 sq ft) approx



**10 WELLINGBOROUGH ROAD  
FINEDON  
NORTHANTS  
NN9 5JS**

**TO LET – NEW LEASE - £16,000 per annum exclusive**

Harwoods are pleased to offer this open plan ground floor commercial unit situated in a prime location in Finedon. Internally and externally the property is well presented with front facing window, security shutters and fluorescent lighting throughout.

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

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**NET INTERNAL AREAS (approx):**

Ground Floor: 98 sq m (1055 sq ft)

**TOTAL: 98 SQ M (1055 SQ FT)**

**THE PROPERTY:**

Ground Floor open plan area.

**LEASE:**

New lease on full repairing and insuring basis.

**TERM:**

Negotiable terms with a maximum of 6 years required with rent reviews every two year upwards only to current open market value..

**RENT:**

£16,000 per annum exclusive paid quarterly in advance by standing order (no rent free period).

Service charges and building insurance charge to be advised.

**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:**

You will have to make your own enquiries with regard to the rateable value and rates payable.

**LEGAL FEES:**

Ingoing tenant to be responsible for their own legal costs in respect of this transaction.

**ENERGY PERFORMANCE ASSET RATING:**

Awaited.

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

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