



HARWOODS

Chartered Surveyors & Estate Agents

WORKSHOP WITH 2 NEWLY RENOVATED OFFICES

GIA 77.18 sq m (830 sq ft) approx



**15 GRANT ROAD
WELLINGBOROUGH
NORTHANTS
NN8 1ES**

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

Harwoods are pleased to offer this large workshop with two newly renovated offices located in a prime residential area close to the town centre of Wellingborough. The property has a gated and secure access to a yard area with off road parking. The offices have recently been renovated and there is electric heating and LED lighting throughout.

Wellingborough is well sited for road communications to other parts with the A45 and A509 both lying a short distance away which in turn connect to the county's wider main road network. Main line railway services are available from Wellingborough Railway Station via the Midland main line.

Use of the property is under Class B1 of the Use Classes Order 1987

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY
Tel: (01933) 441464

Email: sasha@harwoodsproperty.co.uk www.harwoodsproperty.co.uk

NET INTERNAL AREA (Approx):

Workshop: 42.3 sq m (455 sq ft)
Storage: 4.5 sq m (48 sq ft)
Office 1: 15.7 sq m (169 sq ft)
Office 2: 9.5 sq m (102 sq ft)

(plus 2 Cloakrooms/wc's & Kitchen Area)

Yard Area: 36.8 sq m (396 sq ft)

THE PROPERTY:

Ground Floor Only – Workshop, Storage, 2 Offices, 2 Cloakrooms, Kitchen Area.

Outside – Yard Area.

LEASE:

New lease on full repairing and insuring basis.

RENT REVIEWS:

Every third year upwards only to open market value.

TERMS:

Negotiable terms for a minimum of 7 years.

**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:

From information supplied from the Gov.UK the property has been removed from the rating list. You will have to make your own enquiries with regard to rates payable.

LEGAL FEES:

Ingoing tenant to pay a contribution of 50% towards landlords legal costs in respect of this new lease.

ENERGY EFFICIENCY RATING:

Awaited.

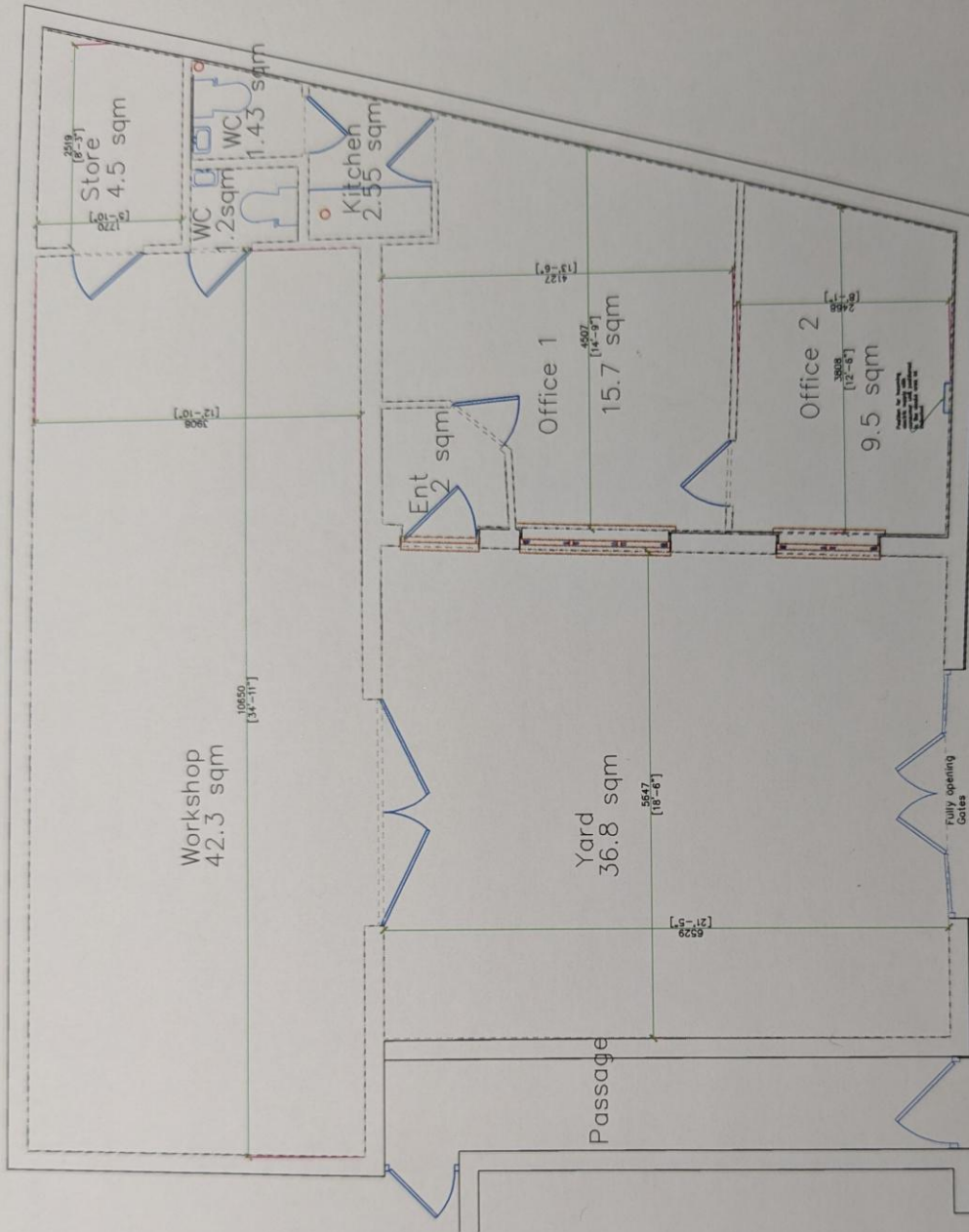
**TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT**

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.



Existing Ground floor layout
 15 Grant Rd Wellingborough
 NN8 1ED