



HARWOODS

Chartered Surveyors & Estate Agents

TWO STOREY OFFICE OR STORAGE UNIT IN WELLINGBOROUGH TOWN CENTRE

NIA 25 sq m (270 sq ft) approx



**9 ORIENT WAY WELLINGBOROUGH
NN8 1AF**

TO LET - NEW LICENCE - £5,000pa exclusive

Harwoods would like to offer this end- terraced unit situated on Orient Way ideal office or storage space. Situated in a prime location in Wellingborough Town Centre opposite the market and within close walking distance to Swangate Shopping Centre.

The property comprises of ground floor office area is open spaced with storage under the stairs off the side of the property is an external WC. The first floor has a further 2 good size offices or storage use. The property has a front facing window and fluorescent lighting throughout.

Use of the property is under Class E 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:

Ground Floor:	25 sq m	270 sq ft
First Floor:	20.92 sq m	226 sq ft
	13.77 sq m	147 sq ft

THE PROPERTY:

Ground Floor – Front office or storage.

First Floor – Two offices or storage.

External – WC

RENT:

£5,000 per annum exclusive paid quarterly in advance by standing order.

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:

From information supplied from the Gov.UK website the rateable value of the premises. You will have to make your own enquiries with regard to rates payable.

ENERGY EFFICIENCY RATING:

D-95



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.