



# HARWOODS

Chartered Surveyors & Estate Agents

Available April 2026

NIA 55 sq m ( 600 sq ft) approx



**Suite 3 - 74b High Street, Irthlingborough, Northamptonshire, NN9 5PU**

**TO LET £6,000**

Harwoods are delighted to offer to the market this former chapel sympathetically converted to a business centre. This space is ideal for a dance studio or private gym. Situated in a prime location in Irthlingborough, Northamptonshire. Suite 3 is situated on the third floor, offering 600 sq. ft. It lies on the main A6 arterial road, which also serves a link between the A45 dual-carriageway and A14. Irthlingborough is approximately four miles to the east of Wellingborough and 3 miles to the north of Rushden. Offering 60 Square Meters of space covering the ground floor.

#### **Fittings and decorations**

The third-floor area is open spaced fitted to a good specification throughout to include features such as kitchen facilities, male and female wc's to each floor, intercom energy systems, gas central heating, full security and fire alarms, and allocated parking to the rear. Additionally, it also has the benefit of a ground floor meeting/storage room offering an additional 100 sq. ft. Internally and externally the property is well presented. The property has character leaded light windows and sky light windows, Gas central heating, and fluorescent lighting throughout.

Use of property will be under Class E of the Use Classes Order 1987

**21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY**

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**NET INTERNAL AREA:**

Third Floor: 55 sq m 600 sq ft  
Gross Internal: 55 sq m 600 sq ft

**LEASE:**

New lease on FRI

**LEGAL FEES:**

Each party responsible for own legal fees

**THE PROPERTY:**

Third Floor - The third-floor area is open spaced fitted to a good specification throughout to include features such as kitchen facilities, male and female wc's to each floor, intercom energy systems, gas central heating, full security and fire alarms.

**SERVICE CHARGE:**

Service Charge is £400.00 a quarter to cover external maintenance, buildings insurance and water rates.

**SERVICES:**

We understand that mains water, electricity and drainage are connected to the property.

Outside – 1 Parking Space at Rear of property

**TERM:**

Negotiable terms with a minimum 3 years

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.

**RENT:**

£6,500 per annum paid monthly in advance by standing order.

**BUSINESS RATES:**

01/04/2023 to present

**RENT REVIEWS:**

The Annual rent will be reviewed on the 3<sup>rd</sup> anniversary of the term.

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.

**RENT DESPOSIT:**

Equivalent to 3 Months' rent to be lodge by the tenant.

**ENERGY EFFICIENCY RATING:**

EPC-C-74



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

797/SW

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