



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 £5,400

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

Tel: (01933) 441464

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

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.

Outside – 1 Parking Space at Rear of property

TERM:

Negotiable terms with a minimum 3 years

RENT:

£5,400 per annum paid monthly in advance by standing order.

RENT REVIEWS:

The Annual rent will be reviewed on the 3rd anniversary of the term.

RENT DESPOSIT:

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

SERVICE CHARGE:

Service Charge is £300.00 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.

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:

01/04/2023 to present

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:

EPC-C-74

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

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

797/SW

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.