



HARWOODS

Chartered Surveyors & Estate Agents

STORAGE SPACE & WORKSHOP

GIA 66.86 sq m (718 sq ft) approx



**WORKSHOP
55C FIELD STREET
KETTERING
NN16 8EN**

TO LET – NEW LEASE - £4000 per annum exclusive

A brick and block built 2 storey premises with single storey storage space attached. The premises provide workshop on the ground floor, office admin on the first floor with storage space attached. There is parking available to the front of the premises. Access to the property is via an underpass from Field Street. There is single phase electricity, fluorescent lighting, kitchen area and wc.

Probably ideal for all types of small business operations whether light industrial or storage requirements.

Situated to the south west of the town centre of Kettering which has excellent communication links via the A14 eastwards to the A1, westwards via the A14 to the M1, southwards via the A508 to Wellingborough and the A45 and further to Bedford via the A6.

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GROSS INTERNAL AREAS:

2 Storey Workshop:

<u>Ground Floor:</u>	25.67 sq m	(276 sq ft)
First Floor:	21.01 sq m	(226 sq ft)
Storage Space:	20.18 sq m	(217 sq ft)

TOTAL: 66.86 SQ M (718 SQ FT)

THE PROPERTY:

2 Storey Block:

Ground Floor - Workshop Area with Cloakroom/wc and Kitchen Area.

First Floor:

2 Partitioned Offices.

Single storey open plan storage space with opening double doors.

Outside:

Parking to the front of the premises and small cupboard/storage space to the right hand side

LEASE:

New Lease on full repairing and insuring basis.

TERM:

Negotiable terms, preferably 3 or more years.

RENT REVIEWS:

Every third year upwards only to open market value

RENT:

£4,000 per annum exclusive paid quarterly in advance by standing order.

RENT DEPOSIT DEED:

Equivalent to 3 months rent to be lodged by the Tenant.

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 the Local Authority and VOA web site with regard to rates payable.

This property due to its rateable value, should be subject to small business relief and application to the Local Authority should be made.

LEGAL FEES:

Each party to cover their own legal costs in respect of this new Lease.

ENERGY PERFORMANCE ASSET RATING:

E113.



TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

805/SW

**Sasha Wood – Tel: 01933-441464 / 07584 211672
or e-mail 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.