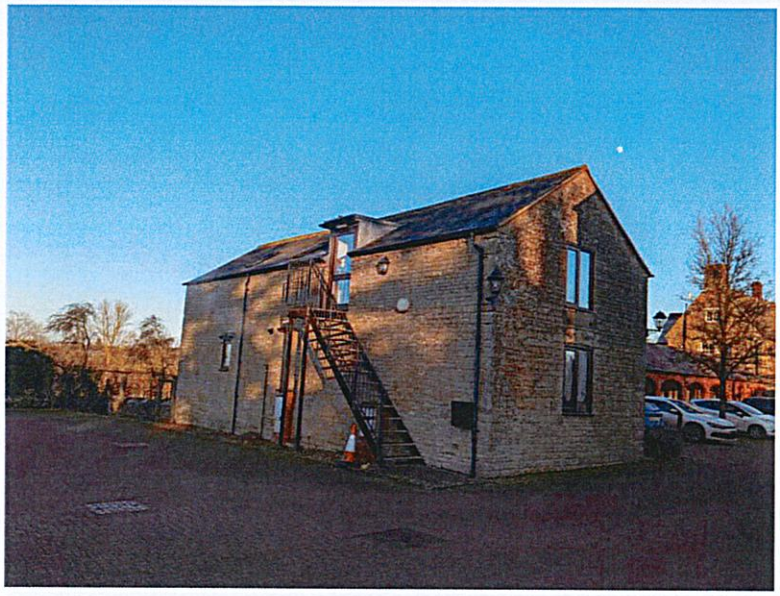
HARWOODS

Chartered Surveyors & Estate Agents

SELF-CONTAINED OFFICE TO LET ON LICENCE

NIA 60 sq m (646 sq ft) approx



THE GRANARY
STRIXTON MANOR BUSINESS CENTRE
STRIXTON
NORTHANTS
NN29 7PA

TO LET – NEW LICENCE - £7000 per annum exclusive

Harwoods would like to present this well presented self-contained office to let in Strixton. The office is well presented both internally and externally and full of character.

Strixton is a small village in eastern Northamptonshire in peaceful rural surroundings.

The office is situated at Strixton Manor Business Centre which is situated off the A509 between Wellingborough and Olney with good access to Milton Keynes and Northampton. Main line railway services are available from Wellingborough Railway Station via the Midland main line.

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

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

NET INTERNAL AREA:
The Granary – 60 sq m (646 sq ft) approx

THE PROPERTY:
First Floor – Office, Kitchen Area, Cloakroom/wc.

Outside – Ample parking/visitor parking available with external Cloakroom/wc adjacent for customers/ drivers.

BENEFITS:
- One month deposit and rent paid monthly in advance.
- Available now.
- 24 Hour security gate.
- Landlords live on site.
- Direct access on to the A509.
- Superfast internet connection if required (fee applicable).
- Ample free onsite secure parking.
- Small business rate relief potentially available.

LICENCE:
Internal repairing and insuring basis outside of Landlord & Tenant Act 1954. Flexibility can be enhanced by the inclusion of break clauses.

ENERGY EFFICIENCY RATING:
C-66

TERMS:
Flexible terms with a minimum of 12 months required. Service charge £100pcm,

Tenant to be responsible for business rates, contents insurance, communication, gas and electricity charges

RENT DEPOSIT DEED:
Equivalent to 3 months rent to be lodged by the Tenant.

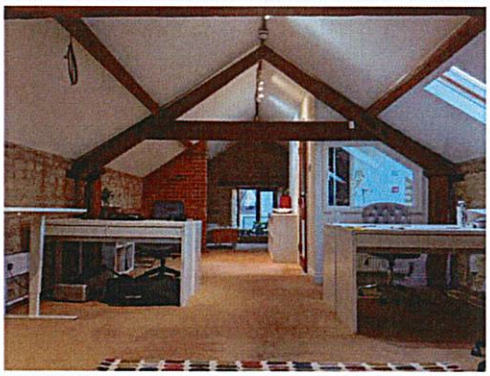
SERVICES:
We understand that mains water, electricity and drainage are connected to the property.

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 website the rateable value of Well End is £5800. You will have to make your own enquiries with regard to rates payable.

LEGAL FEES:
Each party to be responsible for their own legal costs in respect of this new licence.





TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

788/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.