



HARWOODS

Chartered Surveyors & Estate Agents

GROUND FLOOR SELF-CONTAINED OFFICE

NIA 29.74 sq m (320 sq ft) approx



**GROUND FLOOR OFFICE
UNIT 1, DEAN CLOSE
ENTERPRISE ROAD
RAUNDS
NORTHANTS
NN9 6BD**

TO LET – NEW LEASE – £4750 per annum inclusive

Ground Floor self-contained office is carpeted, has suspended ceilings with fluorescent lighting, double glazed windows, phone and internet connections. There is a secure key fob entry to the premises, a minimum of one parking space outside in the private car park and also benefits from the use of communal wc and kitchen. Operating times are flexible.

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY

Tel: (01933) 441464

email: com@harwoodsproperty.co.uk www.harwoodsproperty.co.uk

NET INTERNAL AREAS:

Office: 29.74 sq m (320 sq ft)

THE PROPERTY:

Single Office (5.2m x 5.72m) with Communal Cloakroom/wc & Kitchen.

Access via the main entrance to the property by electronic key fob.

Outside there is parking for a minimum of one vehicle.

LEASE:

New Lease on internal repairing and insuring basis.

TERM:

Negotiable terms available.

RENT:

Current passing rent is £4750 per annum paid quarterly in advance by standing order and is inclusive of electric, heating, water, drainage, rates & insurance. Tenant to be responsible for their own internet connection and cost of phone lines.

RENT REVIEWS:

None

RENT DEPOSIT DEED:

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

SERVICES:

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

Heating is via electric night storage heaters.

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:

Yet to be assessed – to be included in the rent.

LEGAL FEES:

Each party to be responsible for their own legal costs in respect of this new Lease.

ENERGY PERFORMANCE ASSET RATING:

Awaited.

639/DJW

TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

**Duncan Woods AssocRICS – Tel: 01933-441464
or e-mail com@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.