



Office suite For Sale / To Let

Barnwell Court | Mawsley | Kettering | NN14 1FG

BERRYS

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Unit 17

Barnwell Court | Mawsley | Kettering | NN14 1FG

FEATURES

- Open planned office suite with separate meeting/training room
- Lift access to first floor
- 3 allocated parking spaces
- Asking rent of £13,000 per annum including service charge
- Long lease available at £125,000 (200 years)

Location

Barnwell Court is located within the new village of Mawsley—with some 950 homes - near Kettering in Northamptonshire, just off the A43 (the main Kettering to Northampton Road), just a few miles west of Kettering town centre.

Barnwell Court is courtyard development, anchored by One Stop with other occupiers to include Mawsley Day Nursery, Blush Beauty, Café at No 9, Stefanie Jayne's dress boutique, Courneys Canines, India 2 take-away and Consummate Care.

Description

There are two offices on the first floor served by a passenger lift. Features of the accommodation include carpet tiles, intercom entry system, suspended ceiling with inset PIR lighting, perimeter trunking, gas radiator central heating, double glazing, fire alarm system, kitchenette facilities and wc's. Three allocated parking spaces are provided, within the general courtyard parking area, which also provides for visitor/community parking.



Accommodation

The property has been measured on a net internal basis and is approx. 1,191ft² (110.6m²)

Terms

The unit is being offered to let on a new internal repairing lease at terms to be agreed. The asking rent is £13,000 per annum including service charge.

Subject to covenant, the landlord will require a minimum three month rent deposit as security for the period of the lease.

The landlord will also consider a sale on a long leasehold basis that would suit either residential conversion or in its current office form at a sale price of £125,000 for a 200 year lease.

Rates

The premises has a rateable value of £13,750.

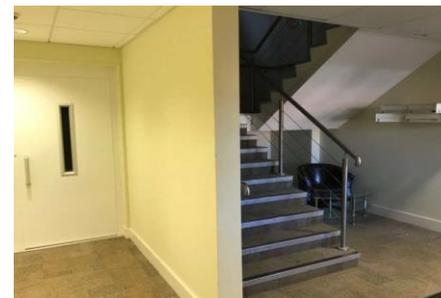
Interested parties should contact the local authority to ascertain amounts payable.

VAT

VAT is applicable to the rent.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction. However, the ingoing tenant is to provide a landlord's undertaking to cover abortive fees.





Services

We understand that the property is connected to mains electricity, water, drainage, and gas however these services have not been tested by the agent.

Service Charge

The rent includes an estate service charge which covers the maintenance and insurance of the internal and external common areas plus maintenance and servicing of the fire alarm system and lift.

Parking

3 allocated parking spaces are provided.

Planning

The property benefits from B1(a) office consent currently. Alternative uses would be subject to planning permissions. under the Town & Country Planning (Use Classes) Order 1987 (as amended).

Important Notice

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To book a viewing, please contact:

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