



Attractive barn conversion offices To Let

Rothwell | Kettering | Northamptonshire | NN16 8FB

BERRYS

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Units 5 & 6 Rothwell Grange Court

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FEATURES

- Unit 5: Approx. 669ft² (62m²)
- Unit 6: Approx. 742ft² (69m²)
- Available on a new lease based at £19,700 per annum
- Both units provide separate WC and Kitchen facilities.

Location

Attractive Business Park on the A14 Junction 6 between Rothwell and Kettering, Northamptonshire. Kettering Borough has a population of circa 100,000.

Description

The property is a barn conversion of red brick-built construction with an exposed brick and rendered finish, protected by a pitched slate roof. Benefits include double glazed windows, electric storage heaters, exposed brick and beam features, with vaulted ceilings, laminate flooring, data trunking, separate w/c and kitchen facilities per unit and onsite parking.

Accommodation

The property has been measured on a net internal basis and the areas are as follows:

Unit 5: Approx. 669ft² (62m²)

Unit 6: Approx. 742ft² (69m²)



Terms

The property is available by way of a new lease at an asking rent of £19,700 per annum exclusive of all other outgoings which equates to approximately £13.96 psf.

Business Rates

The premises has a rateable value of £15,250. Interested parties should contact the local authority to confirm amounts payable.

Planning

The premises has the benefit of office use.

Services

There is a service charge which includes building insurance and covers the upkeep and maintenance of the exterior and common areas. Current figure is £1,850 p/a which equates to approx. £1.31 psf.

Legal Costs

Each party to bear its own costs.

VAT

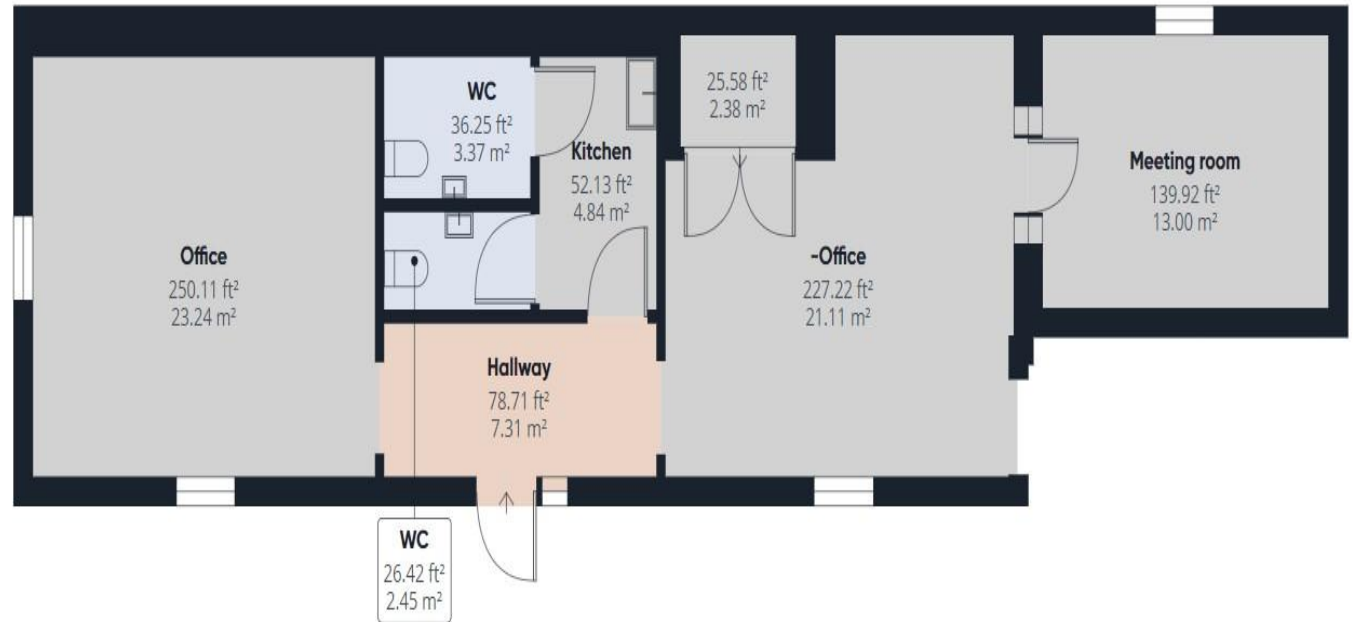
The VAT is applicable to the rent.

EPC

A copy of the EPC is available on request.

Local Authority

North Northants Council, Municipal Offices, Bowling Green Road, Kettering, NN15 7QX—0300 1263000





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To book a viewing, please contact:

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