

Faulkner Media Solutions

THE GRAINSTORE

CLEAR VERTICAL

Office Suite To Let

The Grainstore (Ground Floor, Left), Blisworth Hill Business Park, NN7 3DB

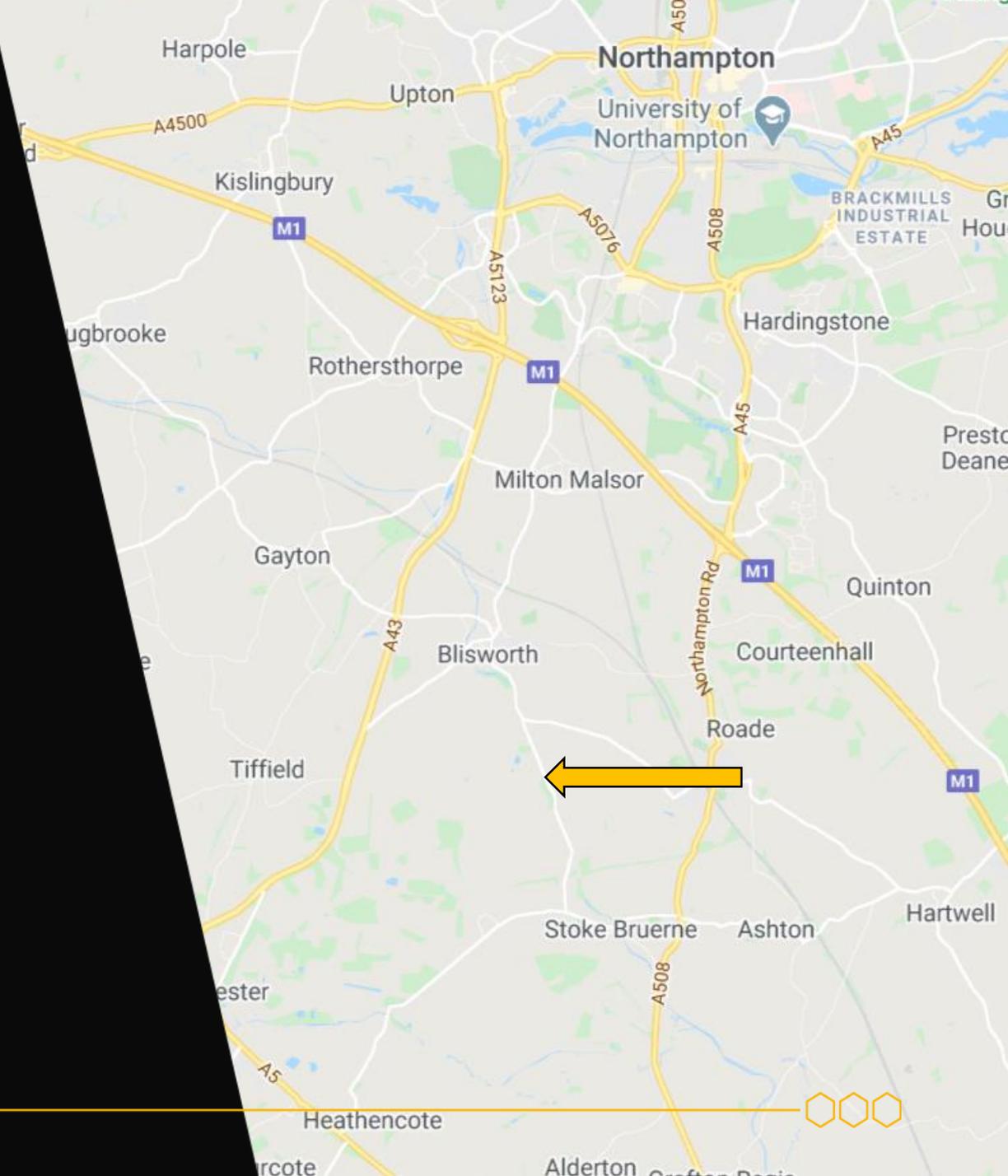


LOCATION

Blisworth Hill Business Park is located in a stunning rural setting between Northampton and Milton Keynes.

The site provides easy access to the M1 motorway, national rail network from Milton Keynes & Northampton mainline stations and air travel with London Luton airport, and Birmingham airport located close-by.

Northampton	5.5 Miles
Milton Keynes	16 Miles
Train to London (MK Station)	33 Minutes



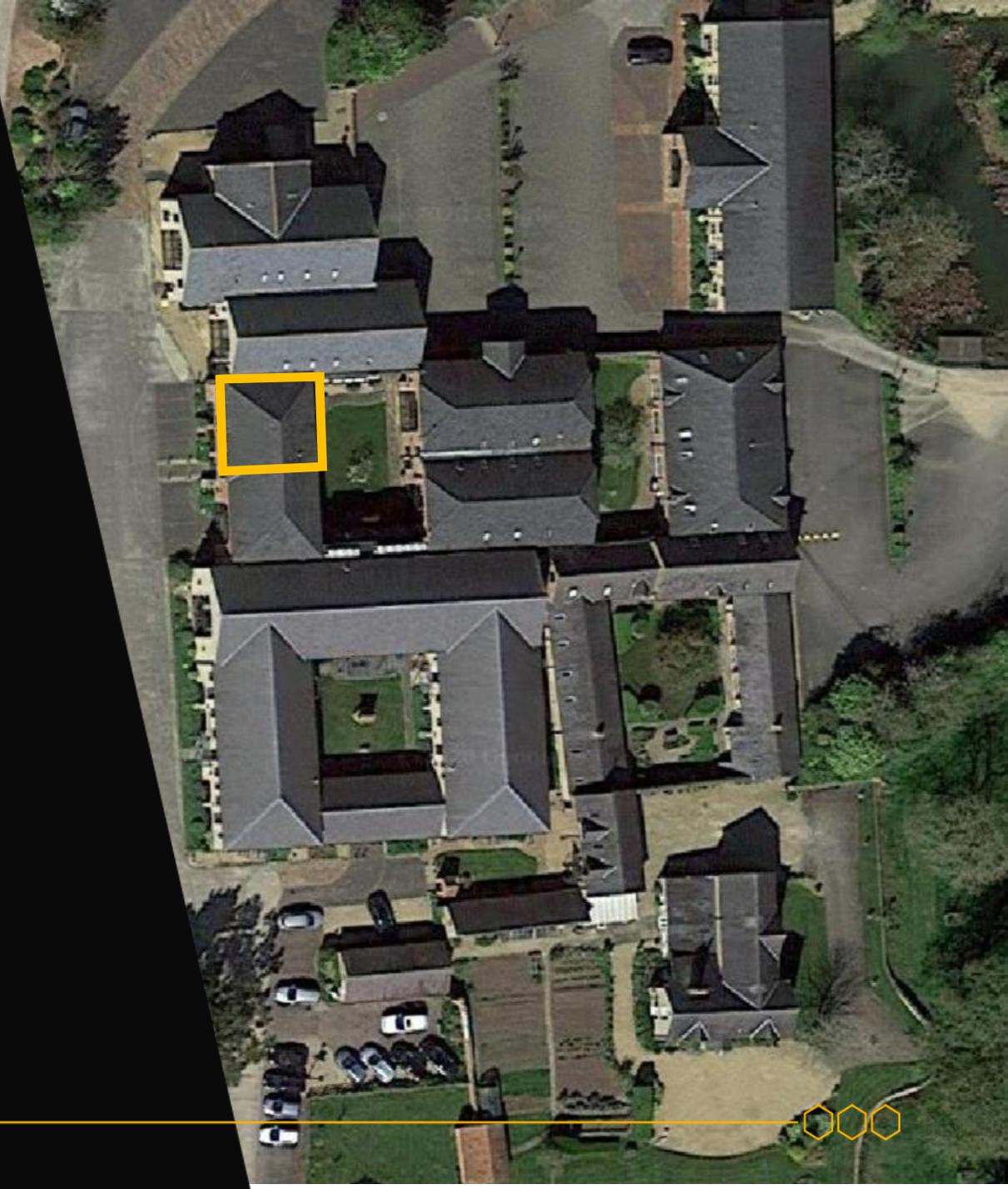
ACCOMODATION

The Business Park is home to a range of unique and modern offices, set within an attractive rural environment.

The subject unit comprises the Ground Floor Left hand side suite of the Grainstore building with access off a shared lobby with shared W/C facilities. The suite provides open plan high quality office space with good natural light.

The accommodation benefits from:

- Unlimited car parking
- Raised access flooring
- 100mg Fibre Optic Broadband
- On-site Café, Gym and Meeting room



ACCOMMODATION

The unit provides the following approximate floor areas on a Net Internal Area (NIA) basis:

Ground Floor **743sq ft** **69sq m**

RENT

£16.00psf per annum exclusive.

SERVICE CHARGE

There is a service charge payable for the upkeep of the shared areas of the Estate and external building maintenance. Further details upon request.

TENURE

Available by way of a new lease.

BUSINESS RATES

Rateable Value: £7,800
Rates Payable 20/21: £3,892.20 per annum

You may be able to apply for 100% small business rates relief, more information upon request.

USE

Office use within Use Class E.

EPC

To be provided.

VAT

All figures are exclusive of VAT.

LEGAL COSTS

Each party to cover their own legal costs.

CONTACT

Through Sole Agents:

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