

# TO LET: High Quality Rural Offices

Unit 1 Hawthorn Park, Holdenby Road, Spratton, Northamptonshire NN6 8LD



- Quality air-conditioned offices of 2,531 sq ft
- Generous forecourt car parking allocation
- Stunning countryside views across valley
- Superfast broadband speeds available



## LOCATION

The offices are located at Hawthorn Park, accessed via a private driveway from Holdenby Road, off of the A5199 Welford Road, just outside of the popular village of Spratton. Spratton is approximately 7 miles north of Northampton and 11 miles from Daventry.



## ACCOMMODATION

The property comprises a single-storey building within Hawthorn Park, a small development of office and business units.

Internally, the offices **2,531 sq ft (235.16 sq m)** offer predominately open plan accommodation with features including oil fired radiator central heating and suspended ceilings with inset lighting and thermostatically controlled dual air-conditioning/heating units. The accommodation also comprises two cellular office/meeting rooms, kitchenette and wc's.

The property has scenic views across the valley and benefits from a generous forecourt car parking provision.

## TENURE

The property is being offered to let on assignment of the existing lease which expires 31<sup>st</sup> May 2025. The passing rent is £29,000 per annum exclusive.

There is a service charge of £150.00 per month exclusive for the upkeep of the grounds (including parking areas), as well as buildings insurance and water rates.



## BUSINESS RATES

Rateable value £28,250

The current Uniform Business Rates for 2019/20 is £0.491 in the £ for Rateable Values below £51,000.

Applicants are advised to verify the rating assessment with the Local Authority; Daventry District Council – Tel: 01327 871100.

## SERVICES

We are advised that mains services are connected to the premises (electricity, water & drainage). None have been tested by the agent.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating C (67)

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

To view and for further details please contact:

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