# TO LET: High Quality Rural Offices

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

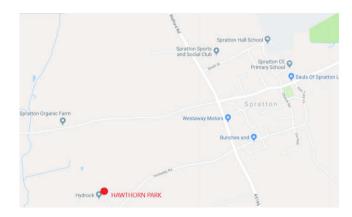


- Quality air-conditioned offices of 2,531 sq ft
- Stunning countryside views across valley

- Generous forecourt car parking allocation
- 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 viewed 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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