



**To let - Workshop**  
**Recently refurbished B2 Unit**

Northampton Road, Brixworth

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 **WELLS MCFARLANE**  
Chartered Surveyors and Property Consultants

# Workshop

Northampton Road, Brixworth

## TO LET

**£395 Per month**

- Workshop
- Recently refurbished B2 Unit
- Ideal for medical or hygienic uses
- Open plan workspace
- Communal Courtyard Personnel
- 3 phase power
- 287 Sq. Ft
- Sat Nav NN6 9DX



**RICS**<sup>®</sup>  
Regulated by RICS



 **WELLS MCFARLANE**

**CHARTERED SURVEYORS AND PROPERTY CONSULTANTS**

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# Workshop

## Northampton Road, Brixworth

### Location

The Property is located off the Northampton Road to the rear of Chambers Butchers and the courtyard development can be accessed via Kennel Terrace.

Northampton Road is the main through road within the centre of Brixworth and just off the A508 which is 6 miles from Northampton Railway Station.

Brixworth is approximately 6.5 miles from Northampton and 11 miles south of Market Harborough.

### Accommodation

The Property has been measured on a Net Internal Area basis (NIA) in accordance with the RICS Code of Measuring Practice. Main office area comprises 26.55 Sq. M. (287 Sq. Ft)

### Restrictions

The Landlord has confirmed they will not accept tenants from the motor trade.

### Description

The Property comprises a fully refurbished and self-contained workshop facility incorporating UPVC double-glazing, full insulation, plaster and painted finish walls, a hygiene floor covering, three phase electricity, LED surface mounted lights and electric panel heaters.

To the front of Unit 1 is an enclosed courtyard which has been hard landscaped to

provide an attractive area for staff to enjoy. There is no off road parking with the Property.

### Business Rates

In accordance with the VOA website, the Property has a rateable value of £6,200. Interested parties are asked to contact Daventry District Council.

### EPC

The EPC rating is E. A copy of the certificate is available on request.

### Costs

The incoming tenant will be required to pay a contribution of £350 plus VAT towards the Landlords reasonable legal fees in respect of preparing the Lease.

### Terms

Available on terms agreed by way of a new Lease.

### VAT

The Property is not elected for VAT and therefore the Rent does not attract VAT.

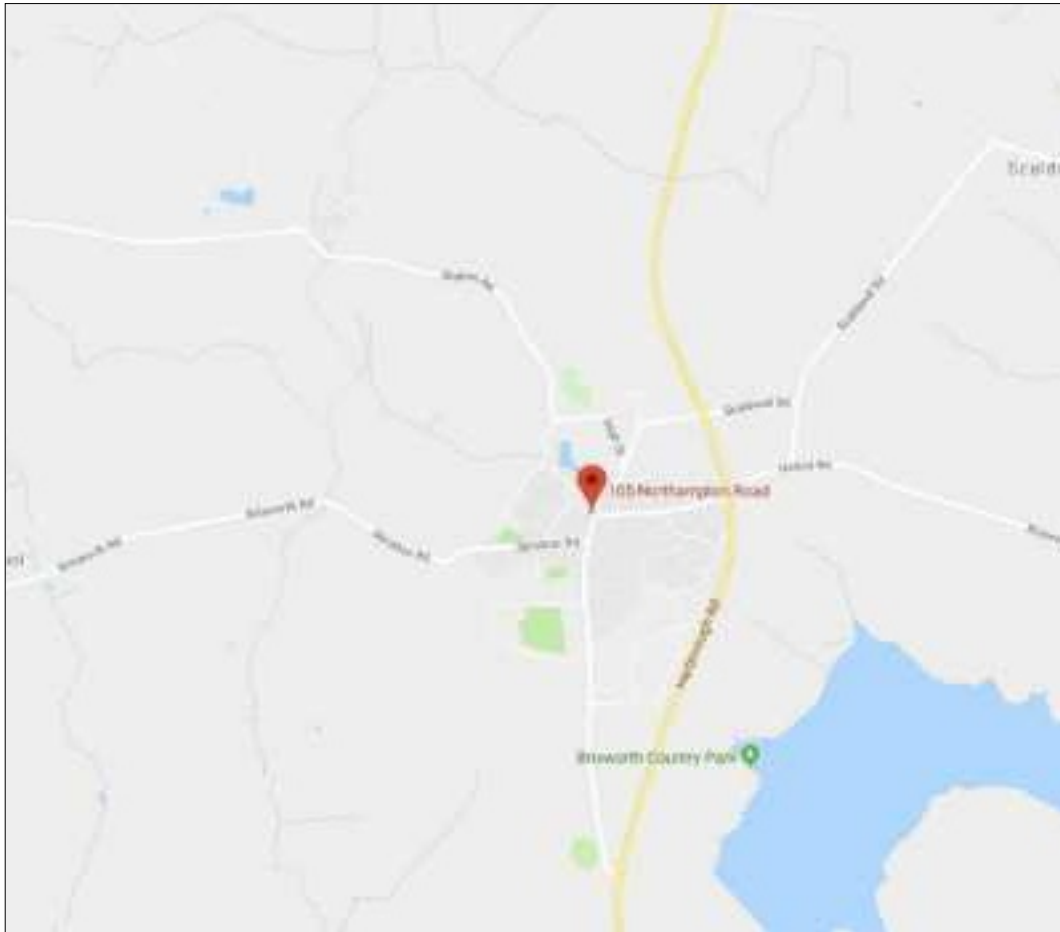
### Viewing

Strictly by appointment with the Agents only.

Please contact: [Wells McFarlane](mailto:Wells McFarlane)

T: 01455 559030 | E:  
[info@wellsmcfarlane.co.uk](mailto:info@wellsmcfarlane.co.uk)





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