

TO LET

**budworth
hardcastle**

01536 483400

www.budworthhardcastle.com

**65A Midland Road, Wellingborough,
Northants, NN8 1HF**



Office

430 SqFt (39.95 SqM)

- ▼ Easy connection to Wellingborough railway station
- ▼ Edge of town centre location
- ▼ Fully self contained with own entrance from Midland Road
- ▼ Good level of internal fit out
- ▼ Available on a new lease

TO LET

£3,440 per annum exclusive

Offices also at: ▼ Northampton ▼ Peterborough



6 Riley Road
Kettering
Northamptonshire NN16 8NN

www.budworthhardcastle.com

66a Midland Road, Wellingborough, Northants, NN8 1HF

LOCATION PLAN



LOCATION

Midland Road is located to the south east of Wellingborough town centre. It provides a direct link from the town centre to the railway station.

Wellingborough railway station has a mainline link with London St Pancras International to the south in less than one hour.

The town of Wellingborough is well located being close to the A45 (linking to the A14 to the east and M1 to the west) and the A509 towards Milton Keynes. Northampton town centre is approximately a 30 minute drive.

DESCRIPTION

The accommodation comprises three small offices accessed off a central landing together with WC and kitchenette. The offices have laminate wooden flooring, plastered and painted walls with a variety of modern lighting fittings and sash windows looking over Midland Road. Access is via a door on Midland Road which leads directly to the first floor.

ACCOMMODATION

The property has been measured on a net internal area basis as follows:-

66A: 430 sq ft (39.952 sqm)

TERMS

The accommodation is available to let on a new lease for a term of years to be agreed at a rent of £3,440 per annum exclusive.

TOWN AND COUNTRY PLANNING

The property has most recently been used for office use. Interested parties should satisfy themselves as to their intended use with Wellingborough Borough Council on 01933 231902.

RATES

We understand from the Valuation Office Agency website that 66A Midland Road has a rateable value of £2,569.

The small business rate multiplier for the financial year 1st April 2019 - 31st March 2020 for properties with a rateable value below £51,000 is 49.1p in the £. This will give a rate payable figure assuming no relief or premium of £1,261.38.

Qualifying occupiers using the property as their sole location may be entitled to small business rates relief paying no rates. Any prospective occupier should contact Wellingborough Borough Council on 01933 231691.

LEGAL COSTS

Each party to bear their own legal costs.

SERVICES

We understand that mains electricity and drainage are connected to the property.

The services have not been tested by Budworth Hardcastle and any interested parties should make their own inquiries in this regard.

VAT

All figures quoted are exclusive of VAT which the landlord may have a duty or wish to impose.

EPC

An EPC has been ordered.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money laundering regulations two forms of identification and confirmation of funding will be required from any applicants together with the usual references that will be required.

VIEWING

Strictly through the sole agents Budworth Hardcastle:-

Fraser Cruickshank

fcruickshank@budworthhardcastle.com

