

To Let: Town centre offices



First Floor , The Old Palace Cinema
Church Street
Wellingborough
Northamptonshire NN8 4PF

- First floor offices comprising some 332 sq ft (30.97 sq m)
- Well located for all town centre amenities
- Available to let on a new lease

LOCATION

Wellingborough lies in the heart of the Midlands, some 13 miles north of Northampton (and the M1) and 8 miles south of Kettering (and the A14). The Borough population is currently approximately 75,600 (2011) and is home to nearly 3,000 businesses. Further expansion of the town is now progressing at 'WEAST' (Wellingborough East,) which will provide for an additional 12,800 new homes and around 3 million sq ft of employment.

The subject property is located on Church Street in town centre, which forms part of the one-way system and main bus route. It benefits from all town centre amenities, being close to the main shopping area.

ACCOMMODATION

The offices benefit from a shared entrance with Wellingborough Cue Sports, with access via a door entry system. Carpeted stairs lead to the first floor self-contained offices.

Office 1/reception	6.55 sq m	70 sq ft
Office 2	11.16 sq m	120 sq ft
Office 3	13.26 sq m	142 sq ft
WC		

The offices are carpeted with recessed spot lighting and heated by electric storage heaters

TERMS

The property is available being offered to let on a new internal repairing and insuring lease, for a term to be agreed.

RENT

The quoting rent is £3,750 per annum exclusive and is payable monthly in advance by standing order.

All figures quoted are exclusive of any VAT which the landlord has a duty to impose.

DEPOSIT

In all cases the landlord will require a three month rent deposit as security for the period of the lease.



ENERGY PERFORMANCE CERTIFICATE

Available upon request.

BUSINESS RATES

Rateable value £2,600 *

* In line with current Government legislation, if occupied by a business as their sole commercial property, they will pay no rates.

Applicants are advised to verify the rating assessment with the Local Authority – Wellingborough Borough Council (01933 231691).

SERVICES

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

LEGAL COSTS

Each party is to bear their own legal costs.

VIEWING

To view and for further details please contact:

Samantha Jones
Email: samjones@prop-search.com
Mobile: 07990 547366



DISCLAIMER: This brochure and the description and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed