

# 01604 60 40 50

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**Chartered Surveyors and Commercial Property Consultants** 

# **TO LET**

**Ground floor office suite** 

SUITE D2, CATHERINE HOUSE
HARBOROUGH ROAD
BRIXWORTH
NORTHAMPTON NN6 9BX

525 sq ft



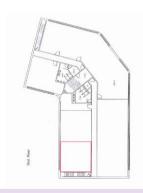
#### **LOCATION**

The suite is located in the village of Brixworth, 8 miles North of Northampton with access to the A14, M1& M6 via the A508 and Jn 2 of the A14. Brixworth sits in open countryside and has attracted a number of motorsport and high performance occupiers.

#### **DESCRIPTION**

A modern brick-built office premises under a pitched profile roof providing office suites on the first floor. The premises provide well-fitted, fully carpeted office space incorporating suspended ceilings, recessed category II lighting and raised access floors. Each floor has WC and kitchenette. There is a security-controlled reception. Heating and cooling via ceiling mounted air conditioning units. Adjacent to the building is allocated parking.

#### **PLAN**



#### **TERMS**

The suite is available on a new lease drawn on full repairing and insuring term, subject to service charge. Rent £6,500 per annum exclusive.

#### **RATES**

Rateable Value: £5,600.

#### **EPC RATING**

An EPC has been commissioned and is available upon request.

# **SERVICES**

Electricity, Water and Drainage.

#### VAT

VAT will be charged

### **VIEWING AND FURTHER INFORMATION**

Strictly by prior appointment with the sole agent:

## **Stephen Chown**

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