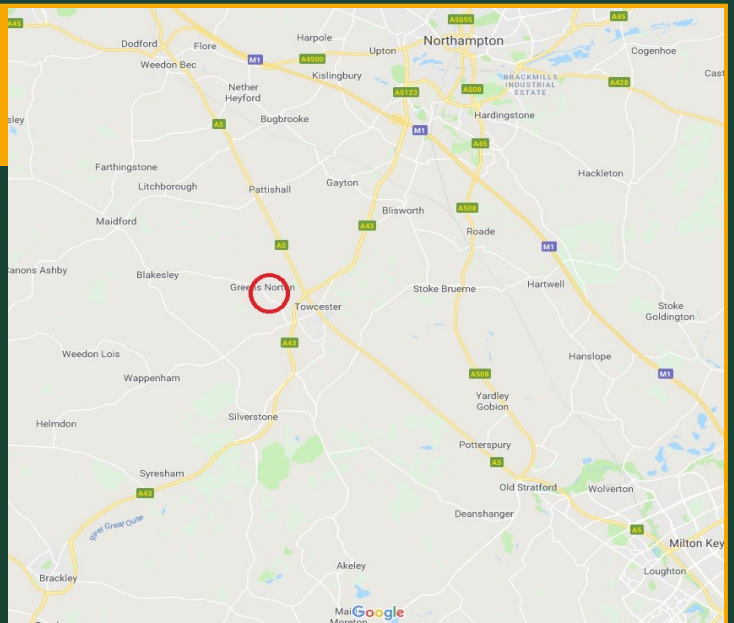


Unit 5 | Selby Barns | Caswell Road | Duncote |
Towcester | Northamptonshire | NN12 8AL

TO LET

Modern office in accessible location

- Located on an established business park close to Towcester, the A5 and A43
- 1,409 sq. ft. (130.9 sq. m.)
- £17,500 per annum
- 9 allocated on site car parking spaces
- Good broadband speeds are readily available to the property
- Available on a new lease with terms to be agreed



BERRYS
PROPERTY | BUSINESS | PLANNING

berrys.uk.com

Oak House, 32 Ashby
Road, Towcester
Northamptonshire,
NN12 6PG
Tel: 01327 356140
Towcester@berrys.uk.com



LOCATION

The property is located on the northern outskirts of Greens Norton village and approximately 1.5 miles north of Towcester town centre. The junction of the A5 and A43 is approximately one mile to the south east with Junction 15A of the M1 Motorway approximately seven miles distant. Silverstone Circuit is some 6.5 miles to the south west whilst central Milton Keynes is approximately 14 miles south east and Northampton is 11 miles north east.

The property forms part of a development of similar commercial units known as Selby Barns. Occupiers on the estate include financial advisors, online retailers, insurance and property companies.

DESCRIPTION & ACCOMMODATION

The property is a single storey semi-detached office building arranged as cellular office space which can be reconfigured to provide an open plan office.

The property provides the following:

- 1,409 sq. ft. (130.9 sq. m.)
- Air conditioning
- 9 car parking spaces
- Suspended ceilings
- Entry phone system
- Perimeter trunking and cabling
- Recessed lighting
- Disabled WC and kitchen facilities

TERMS

The unit is available by way of a new full repairing and insuring lease for a minimum term of three years.

RENT

£17,500 per annum exclusive.

PLANNING

The property has consent for B1 'Business' under the Town and Country Planning (Use Classes) order 1987 (as amended).

VAT

Any rents, prices and premiums quoted are exclusive of VAT which may be chargeable.

SERVICES

The property is connected to mains electricity and water and drainage is to a septic tank. The services have not been tested by the agent.

LOCAL AUTHORITY

South Northamptonshire Council, The Forum, Moat Lane, Towcester, NN12 6AD.

Telephone - 01327 322322.

LEGAL COSTS

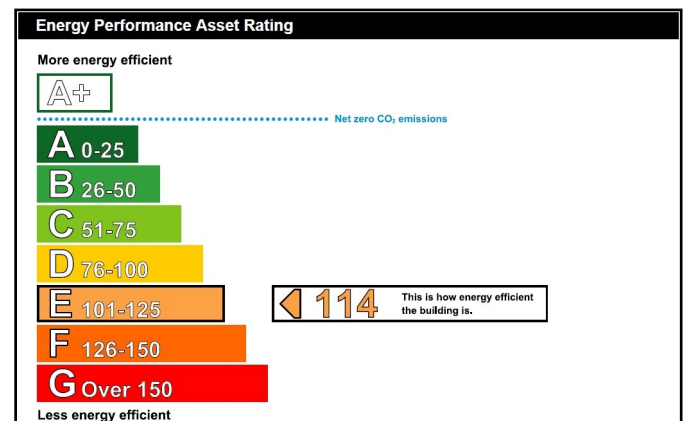
Each party is to bear their own legal and professional costs.

VIEWING

Strictly by appointment via the sole agent.

Duncan Batty MRICS
01327 356140 / duncan.batty@berrys.uk.com

Ella Bowen MRICS
01327 227243 / ella.bowen@berrys.uk.com



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REF: RA34365

