

## TO LET

21-27 TUDOR COURT, WOOTTON HOPE DRIVE, NORTHAMPTON



- 357.7 m2 (3,849 Sq.Ft.)
- EV Charging Point
- 14 allocated parking spaces, incl. 2 visitors

# 21 TUDOR COURT, WOOTTON NORTHAMPTON, NN4 6FF

## Location

Northampton is a well-established commercial centre c.68 miles north of Central London, 55 miles to the south east of Birmingham and 14 miles to the north of Milton Keynes.

Tudor Court is a well-managed office park off the A45 three miles south of the town centre with easy access to the M1 Jn 15.

## Description

Beautifully appointed ground and first floor office accommodation.

Amenities include: air conditioning, gas fired boiler to radiators, double glazed windows, quality floor coverings throughout. EV charging point. Kitchen and WC's. 14 allocated car spaces.

## Accommodation

357.7 m<sup>2</sup> (3,849 Sq.Ft.). per floor.

## Rent

The building is offered on a new lease for a term of years to be agreed at an initial rent of £50,000 per annum exclusive.

The lease will be drawn on full repairing and insuring terms. Tenant to pay all occupational costs including Tudor Court Estate Service Charge.

## Rates

Rateable Value: £34,000

## EPC

An EPC been commissions and a copy is available upon request.

## Legal Costs

Each party is to be responsible for its own legal costs in connection with this matter.

## Viewing and Further Information

Viewing strictly by prior appointment with **Chown Commercial**.

### Stephen Chown

Chown Commercial

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