



Gravel surfacing for illustrative purposes



# TO LET REFURBISHED OFFICES

Southern Wood Offices  
Stoke Road, Blisworth, NN7 3DB

Southern Wood Offices comprise newly refurbished units in a rural setting extending to a Net Internal Area of 1324 sqft - available as two separate offices or as a whole. Finished to a high standard with LED strip lights and diffusers, perimeter power points, and ceiling mounted heating/AC. The offices also have newly fitted WCs, and kitchenettes with a good range of base and wall units. Good natural lighting is provided by casement windows to the front and rear elevations with doors opening to a gravelled courtyard area. Ample parking is available and the offices benefit from use of Blisworth Hill Farm café and gym with waterside views, fostering a well-rounded work environment.

- Newly refurbished office space
- Situated in a tranquil rural setting with ample parking
- Available as individual units or as a whole
- Facilities include a waterside café and gym

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 **DAVID COSBY**  
CHARTERED SURVEYORS

# Southern Wood Offices

Stoke Road, Blisworth, NN7 3DB

## Description

Southern Wood Offices comprise newly refurbished units in a rural setting extending to a Net Internal Area of 1324 sqft - available as two separate offices or as a whole.

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Ample parking is available and the offices benefit from use of Blisworth Hill Farm café and gym with waterside views, fostering a well-rounded work environment.

## Accommodation

Unit 1: NIA 61sqm (662 sq ft)

Unit 2: NIA 61sqm (662 sq ft)

## Rent

£19,860 per annum exclusive (£15 / sqft)

## Deposit

Minimum 1 month deposit required upfront.

## Service Charge

Approximately £1,324 pa (£1 / sqft)

## Location

Centrally located between Northampton and Milton Keynes, Southern Wood provides a perfect mix of rural tranquillity with excellent connectivity.

With strategic access to major transport routes and junctions 15 and 15A of the M1 motorway being just three miles away, Southern Wood enables ease of access for businesses, clients, and staff.

## VAT

All figures are exclusive of VAT which is currently payable.

## Business Rates

Tenant Responsible rates TBC

## Legal Costs

Each party shall bear their own legal and professional costs involved in the transaction.

## Viewings

Strictly by appointment through David Cosby Chartered Surveyors 01327 361664

## Commercial Sales & Lettings

For landlords seeking a professional commercial sales and lettings agent, our team offers RICS regulated services tailored to maximise your investment. Please contact us to find out more:

[www.davidcosby.co.uk](http://www.davidcosby.co.uk)



Newly refurbished open-plan offices finished to a high-specification and located in a beautiful rural setting with ample parking.





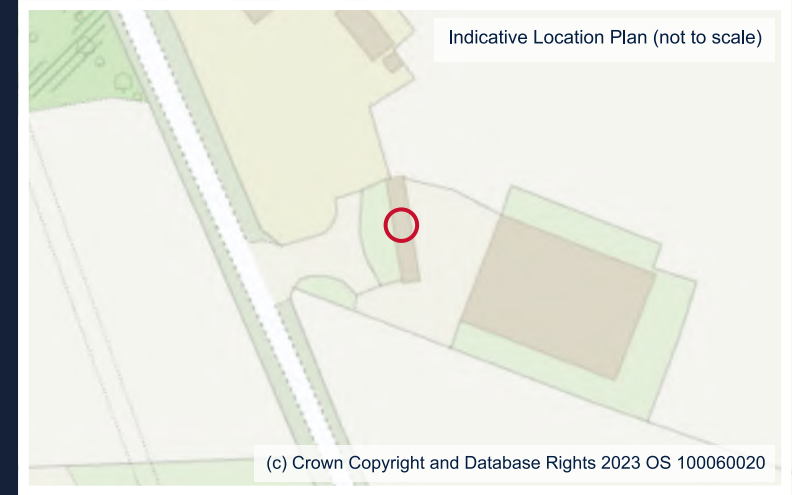
Offices, Southern Wood, Stoke Road, Blisworth, NN7 3DB

Approximate NIA (Net Internal Floor Area) = 123 sqm (1324 sqft)

David Cosby Chartered Surveyors & Estate Agents  
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Floor Plans - NIA 123 sqm (1324 sq ft)



### Important Notice

Please note that these particulars are set out as a general outline only, for the guidance of potential purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. Any potential purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise. No person in the employment of David Cosby Chartered Surveyors, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure. All prices quoted are exclusive of VAT. David Cosby Chartered Surveyors shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include where applicable:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.

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Visit us online  
**davidcosby.co.uk**

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