

01536 483400

eddisons.com

OFFICE - TO LET

**Eddisons**

Incorporating Budworth Hardcastle



**6, SOUTH LODGE OFFICES, 100 WELLINGBOROUGH ROAD, ECTON, NORTHAMPTON,  
NN6 0QR**

**Rent/Price: £22,470 per annum**

**Size: 1,605 sq ft (149.1 sq m)**

- Flexible open plan
- Vaulted ceilings and exposed beams
- Fast Fibre connectivity
- Ample car parking

## LOCATION

South Lodge is conveniently located with access directly from A4500 Wellingborough Road, just outside the village of Ecton and approximately 3 miles from Earls Barton.

Ecton lies approximately 7 miles to the east of Northampton town centre and 6 miles to south west of Wellingborough.

There are mainline train stations at both Northampton and Wellingborough offering direct services to London.

## DESCRIPTION

South Lodge Offices comprises 1 rural offices in a courtyard setting. The buildings are of brick construction with double glazed windows offering a mix of openplan and cellular accommodation.

Internally the offices have attractive features such as exposed beams with vaulted ceilings and further benefit from air conditioning, raised floors which are fully carpeted, WC's and kitchenettes. Fast fibre broadband connectivity is also available onsite.

There is ample car parking around the buildings and in the main car park area opposite the offices.

## SERVICES

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

## ACCOMMODATION

The property has been measured on a net internal area basis as follows:-

1,605 sq ft    149.10 sqm

## PLANNING

The accommodation has previously been used as offices but is suitable for other uses with Class E (commercial, business and service) of the Town and Country Planning (Use Classes) Order as Amended 1st September 2020.

## PRICE/RENT

The office is available to lease on terms to be agreed at an asking rent of £22,470 per annum exclusive.

## VAT

We understand that VAT will be charged on the rent.

## RATES

The rateable value identified from the Valuation Office website is £16,750.

The small business rates multiplier for properties below a rateable value of £51,000 for the financial year 1st April 2024-31st March 2025 is 0.499p in the £. This will give a rates payable figure assuming no relief or premium of £8,358.25.

## TENURE

Leasehold

## ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti money laundering purposes prior to the deal being agreed.

## LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

## EPC

The EPC rating a C 72

## VIEWING

Strictly by prior arrangement with the jointly appointed agents.

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For more information, visit [eddisons.com](http://eddisons.com)  
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### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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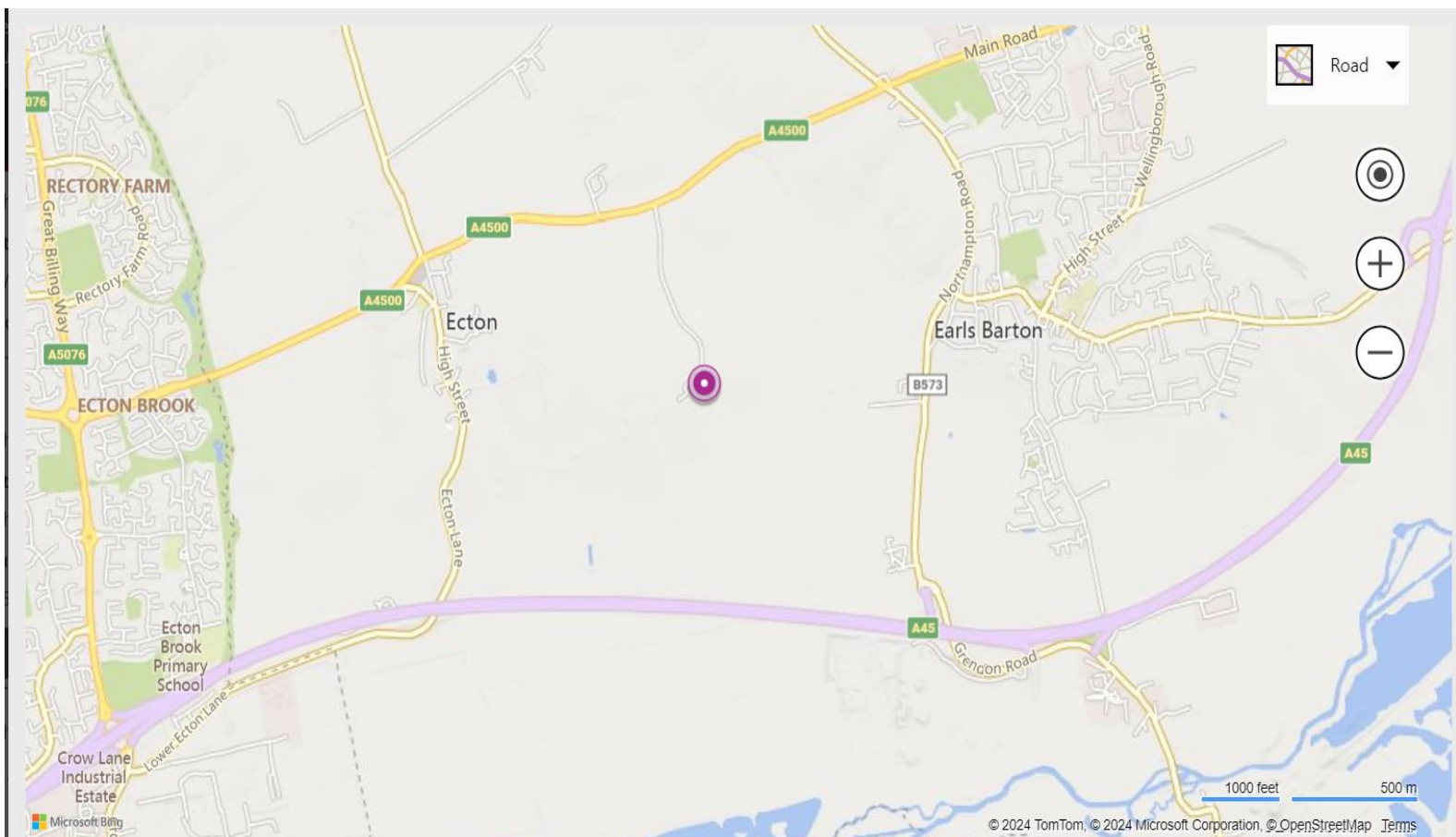
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