



35 High Street, Desborough NN14 2NB

- Therapy room/office
- Central location
- Heating and electric included
- Waiting room and Toilet
- Air conditioned

PRICE
£500
PCM

23 High Street, Rothwell
01536 418100
info@simonac.co.uk
simonac.co.uk

SIMONAC
& CO.
ESTATE AGENTS

The Therapy Suite is located within the Desborough Health Centre and centrally located on the corner of High Street and Victoria Street. The whole Suite area comprises three separate rooms/offices on a lower ground level with AIR CONDITIONING and a communal Waiting area and toilet facilities. This room (number 1) measures 3.86m x 3.90m max/3.52 min (ceiling height 2.48m) is available part furnished and includes utility bills including water, gas radiator heating, electric power, and lighting (all subject to resemble use guidelines).



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |

Simon and Company
 23 High Street,
 Rothwell,
 Northants NN14 6AD
 01536 418100
 info@simonac.co.uk



We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.