



HARWOODS

Chartered Surveyors & Estate Agents

NEW SUB-DIVIDED COMMERCIAL UNIT

NIA 35 sq m (370 sq ft) approx



5 Station Road, Earls Barton, Northants, NN6 0NT

TO LET - £12,000pa exclusive

Available February 2026

Harwoods are delighted to offer to the market this new sub-divided commercial unit. Situated in a prime location in Earls Barton village close to Northampton and Wellingborough town centres, offering 35 Square Meters of space covering the ground floor.

Fittings and decorations – The Ground floor area is open spaced with a partitioned storage area and WC.

Internally and externally the property is well presented.

The property has a front facing window, and fluorescent lighting throughout all utility bills are included in the rent.

Use of property will be under Class E of the Use Classes Order 1987

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY

Tel: (01933) 441464

Email: sasha@harwoodsproperty.co.uk www.harwoodsproperty.co.uk

NET INTERNAL AREA:

| | | |
|-----------------|---------|-----------|
| Ground Floor: | 35sq m | 370 sq ft |
| Gross Internal: | 35 sq m | 370 sq ft |

RENT REVIEWS:

The Annual rent will be reviewed on the 3rd anniversary of the term.

THE PROPERTY:

Ground Floor – Open spaced with a partitioned storage area and WC

Outside - Ample Street Parking

LEASE:

New lease on FRI

TERM:

Negotiable terms with a minimum 3 years

RENT:

£12,000 per annum paid quarterly in advance by standing order.

All utility bills included.

RENT DEPOSIT DEED:

Equivalent to 3 months rent to be lodged by the Tenant.

PREMIUM:

None

SERVICES:

We understand that mains water, electricity and drainage are connected to the property.

Please note that Harwoods have not tested any appliances, services or systems and therefore offer no warranty. Interested parties to satisfy themselves about the services, system or appliances.

BUSINESS RATES:

01/04/2023 to present

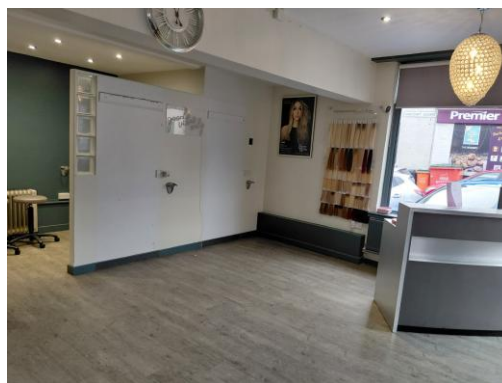
You will have to make your own enquiries with regard to rates payable.

LEGAL FEES:

Each party responsible for own legal fees.

ENERGY EFFICIENCY RATING:

EPC-C-54

**TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT**

Sasha Wood – Tel: 01933-441464 / 07584 211672
or e-mail sasha@harwoodsproperty.co.uk

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WARNING Harwoods for themselves and for the vendors of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute either fully or part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended purchasers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

VAT: All figures quoted for rents, charges and sale price are exclusive of VAT. Purchasers/Tenants must clarify whether VAT is payable or not.