



Brook Street

Hargrave, Northamptonshire NN9 6BP



Simpson & Partners

Available early May 2026

Traditional Brick and stone building in rural location, comprising of high quality office space and showroom/studio/storage.

Off road gated private car park, shared with neighbouring tenant.

Entrance through glass main doors into brick barn area around 675sqft leading to brick and plastered office around 450sqft, south facing windows and roof sky lights, kitchen area, cable trunking for power and telecoms; gas central heating and hot water boiler. Leading to foyer entrance off Brook Street, with male and female/disabled toilets. Leading to stone and plastered office around 292sqft, south facing windows and roof sky lights, cable trunking for power and telecoms.

Deposit of £3,600 paid at start of agreement.

Monthly rent of £1,200

Service charge of around £600.00 pa on top of rent. To cover outside property maintenance including; car park tidying, grass cutting, window and gutter cleaning and maintenance; outside park light; water and sewage rates; central heating boiler servicing.

Electricity.

The electricity supply is from renewable solar energy, paid quarterly, currently at 30p/unit. There is no other meter charge.

Telecoms.

Responsibility of tenant.

Property insurance.

This covers property and associated public liability with the building. It is paid annually in November, currently at around £550.00, but is dependant on type of tenant use. Tenant is responsible for other insurances.

Business rates.

The current rateable value is £6,900.00pa, however currently have rate discount up to 100%. Contact East Northants Council for details. Tel.01832 742000

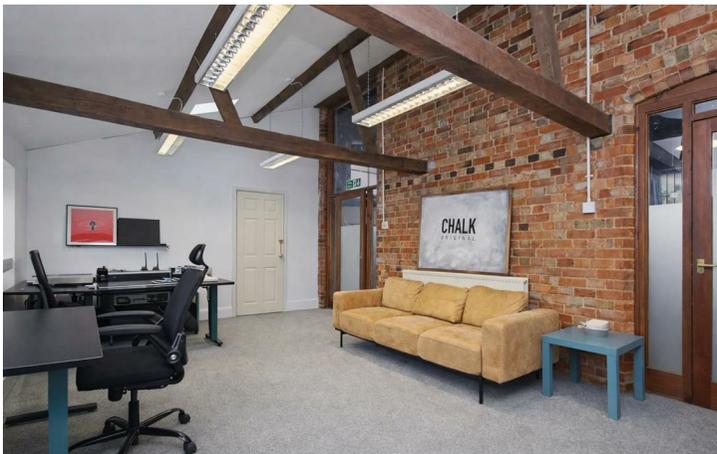
Central Heating.

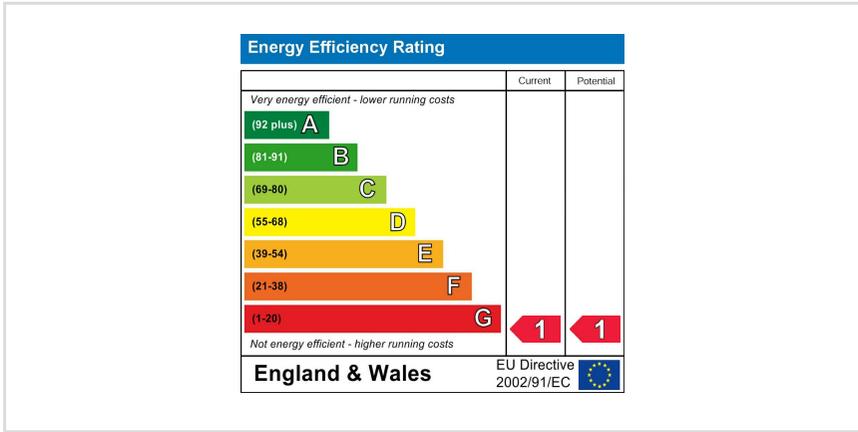
Calor Gas heating and hot water.



£1,200 Per Month

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