



# HARWOODS

Chartered Surveyors & Estate Agents

## FIRST FLOOR COMMERCIAL OFFICE SPACE

NIA 49.02 sq m (528 sq ft) approx



**FIRST FLOOR  
41-43 LOWER STREET  
GREAT DODDINGTON  
NORTHANTS  
NN29 7TL**

**TO LET – NEW LEASE - £10,000 per annum exclusive**

Situated in a prime location in the village of Great Doddington these newly renovated spacious offices are south facing with great views over the valley and would comfortably fit 6 – 8 employees with free car parking at the property.

The property benefits from its own sub-meters, new boiler system, re-wired electrics throughout, LED lighting and USB socket points. Tenants to satisfy themselves with regard broadband and internet connections. Windows are all double glazed.

Tenants will have the use of outside tables and chairs provided by Doddington Club.

Use of the property is under Class A2 of the Use Classes Order 1987.

**21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY**

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**NET INTERNAL AREAS:**

**TOTAL: 49.02 SQ M (528 SQ FT)**

**THE PROPERTY:**

First Floor: Offices, Kitchen, Cloakroom/wc.

Outside: Parking in private car park.

**LEASE:**

New Lease on full repairing and insuring basis on negotiable terms for a minimum of 3 years.

**RENT REVIEWS:**

Every third year upwards only to open market value.

**RENT DEPOSIT DEED:**

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

**RENT:**

£10,000 per annum exclusive paid quarterly in advance by standing order.

**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:**

From information supplied from the Local Authority and the VOA web site the rateable value of the premises has not yet been assessed, therefore you will have to make your own enquiries with regard to rates payable.

**LEGAL FEES:**

Ingoing Tenant to make a 50% contribution towards Landlords reasonable legal costs in respect of this new Lease.

**ENERGY PERFORMANCE ASSET RATING:**

E-108



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

**Sasha Wellington – Tel: 01933 441464 / 07584 211672  
or e-mail [sasha@harwoodsproperty.co.uk](mailto:sasha@harwoodsproperty.co.uk)**

750/SW

**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.