

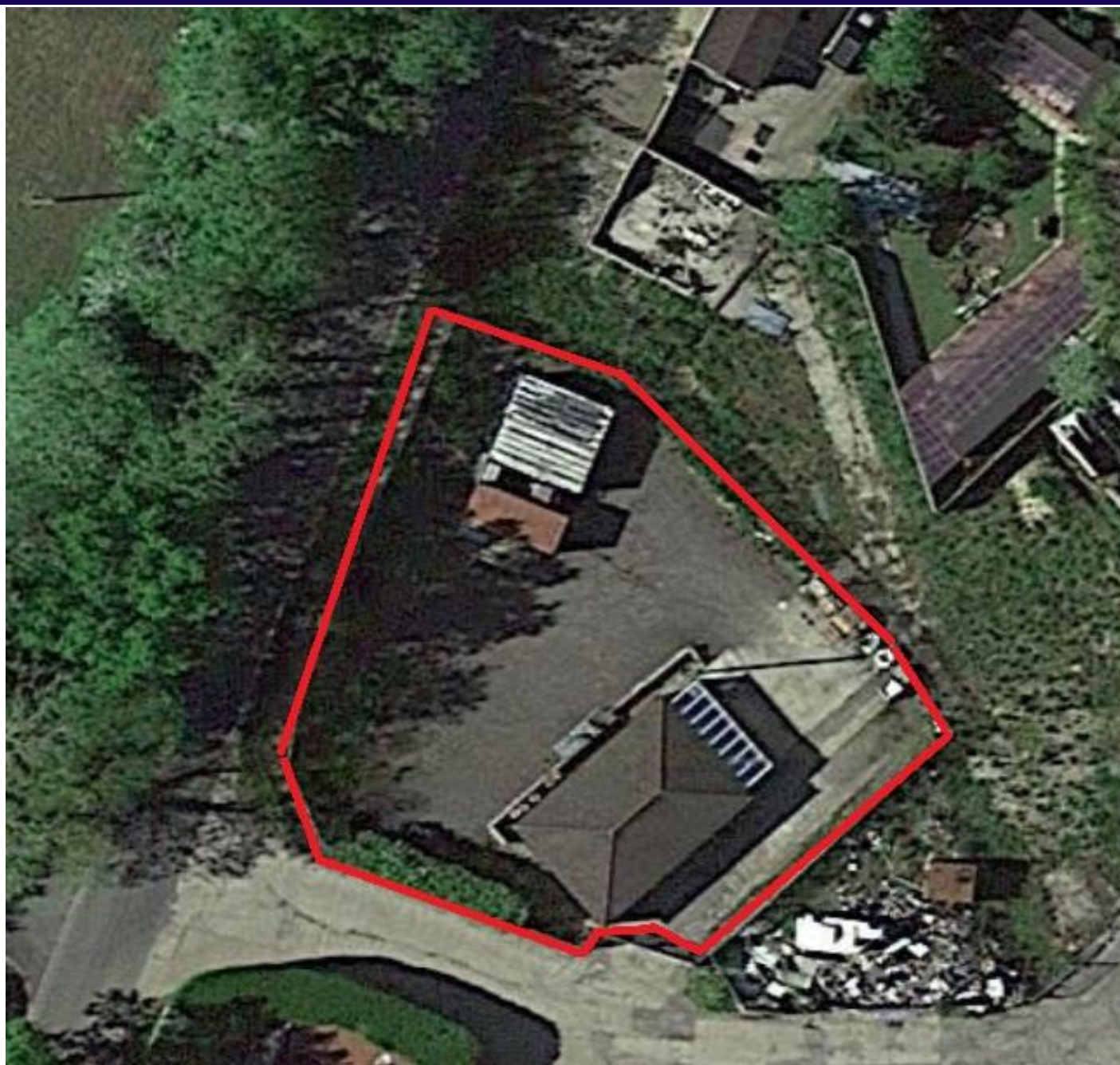
01536 483400

eddisons.com

OFFICE - TO LET

Eddisons

Incorporating Budworth Hardcastle



**WOODSIDE, STOKE ALBANY ROAD, DESBOROUGH, KETTERING,
NORTHAMPTONSHIRE, NN14 2SP**

Rent: £22,000 per annum

Size: 1,120 sq ft (104.05 sq m)

- Detached single storey office on site of 0.23 acres.
- Fully refurbished throughout.
- Secure fenced and gated site.
- Suitable for a variety of uses.

LOCATION

The property occupies a prominent location on the front of Woodside Business Park. Woodside Business Park is located on Stoke Albany Road in Desborough and sits close to the A6 bypass which links Desborough with Market Harborough to the north and Kettering to the south.

DESCRIPTION

The property comprises a single storey traditionally built brick office with a tiled roof which is located on a 0.23 acre site.

Internally the offices have recently been refurbished being fitted with new carpeting, LED lighting, painted and plastered walls and upvc double glazed windows together with a recently fitted air source heat pump. There is a single wc and shower together with a small kitchen. In addition there is a small conservatory on the rear of the building offering further storage.

The property sits on a 0.23 acre site which is secured with a steel palisade fence. The yard area being a mixture of hardstanding and loose stone.

SERVICES

Electricity and water are available to the premises.

Eddisons have not tested any of the incoming services and interested parties should make their own enquiries in this regard.

ACCOMMODATION

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

Offices: 88.45 sqm (952 sq.ft.)
Conservatory: 15.60 sqm (168 sq.ft.)

TOTAL: 104.05 sqm (1120 sq.ft.)

PLANNING

The property has most recently been used for office use.

Interested parties should make their own enquiries with regard to their specific use.

RENT

£22,000 per annum.

VAT

The agents have been advised that VAT is not applicable.

LEASE TERMS

The property is immediately available on a new full repairing and insuring lease for a term of years to be agreed at a rental of £22,000 per annum exclusive.

RATES

We understand from the Valuation Office Agency website that the property has a rateable value of £6,300.

The standard business rates multiplier for the financial year 1st April 2024 - 31st March 2025 is 0.499p in the £ which would give rates payable, assuming no relief or premium of £3,143.70.

However, occupiers using the property as their only premises may qualify for 100% rates relief.

Any prospective occupier should make their own enquiries to North Northamptonshire Council on 0300 126 3000.

TENURE

Leasehold.

ANTI-MONEY LAUNDERING

In accordance with the anti-money laundering regulations, two forms of identification will be required from all tenants together with the usual reference checks.

LEGAL COSTS

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

EPC

The property has an EPC rating of B/32.

VIEWING

Strictly via the agents:

Contact: Amanda Lawrence
Tel: 01536 483400
Email: Amanda.Lawrence@eddisons.com

For more information, visit 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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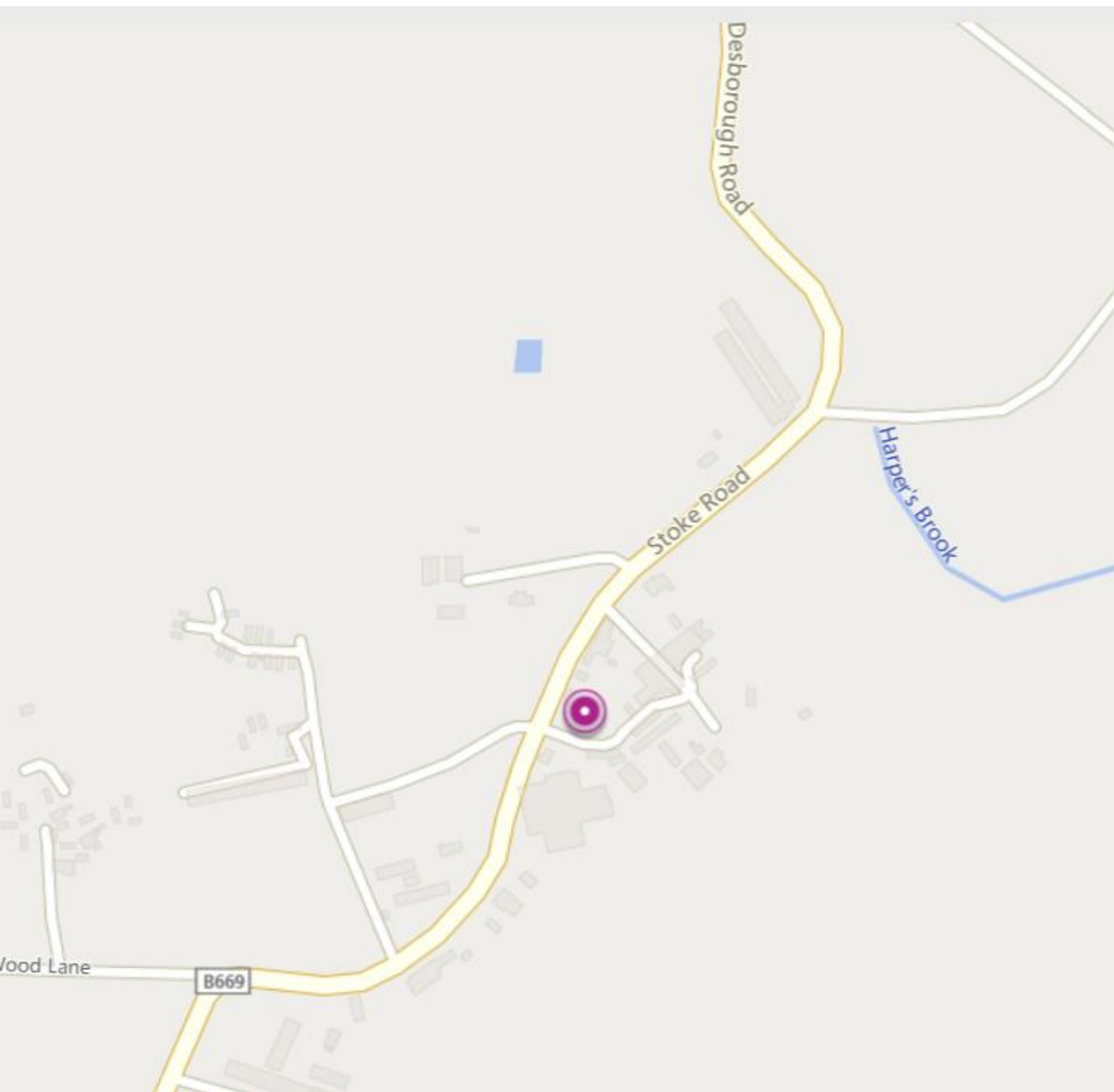
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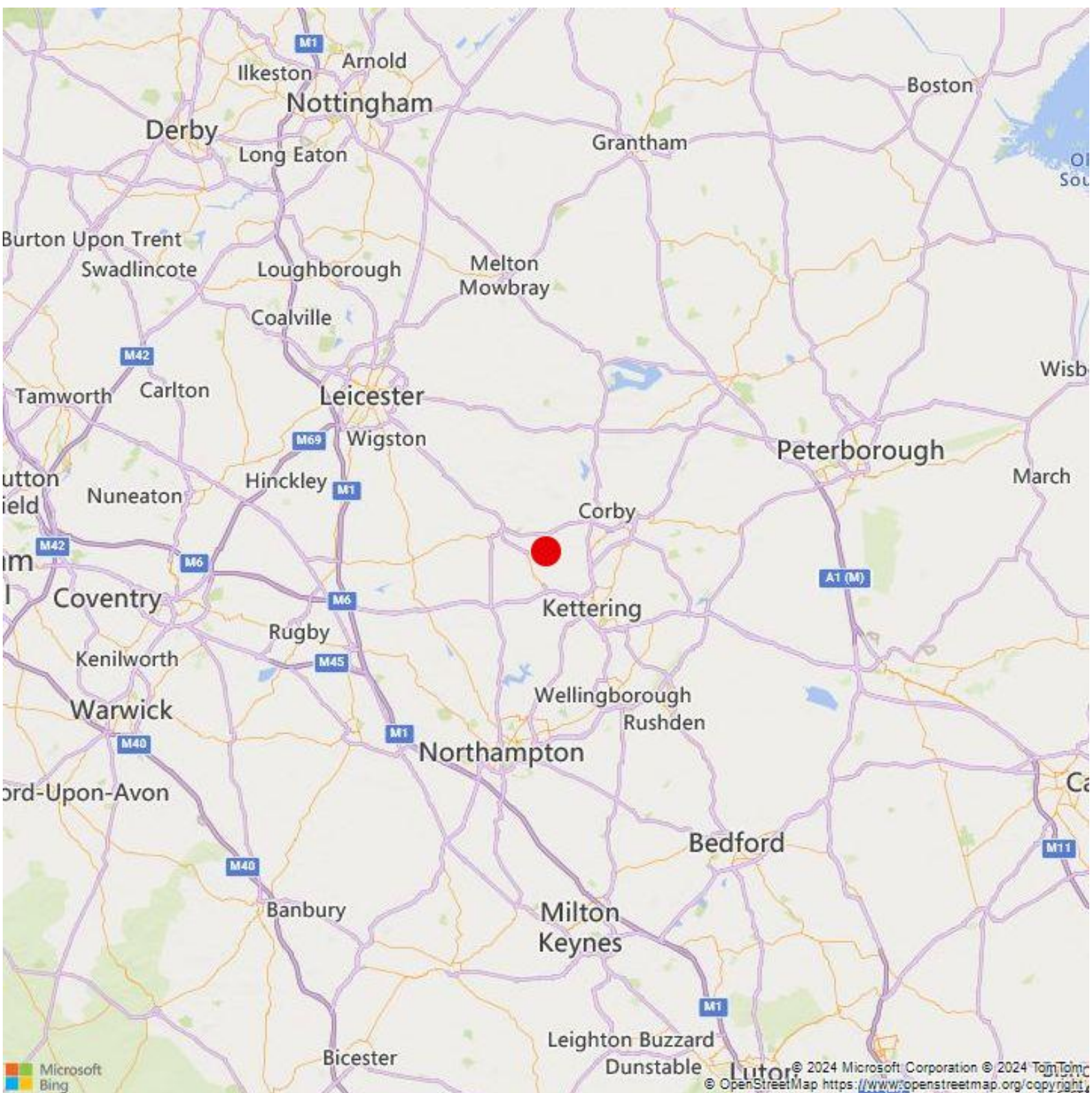
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