



Suite A

The Boot Inn Offices, Grendon, CV9 2PG.

Rent: £5,280 per annum 341 sq ft

HOWKINS &
HARRISON

Suite A, The Boot Inn Offices Grendon, CV9 2PG

A fantastic opportunity to rent a refurbished office, located on the A5 within close proximity of the M42.

Features

- 341 sq ft office
- Flexible lease terms available
- 1 car parking space, plus on street parking available
- CCTV on site
- Near to Costa and Co-Op
- High quality fit out

Description

The property is located on the corner of Watling Street and Boot Hill in the village of Grendon.

The office is conveniently located adjacent to the new Grendon Co-Op.

The site has excellent transport links being only 2.4 miles from Junction 10 of the M42 and located on the A5 which runs from the M42 to M69 and M1.

The Boot Inn offers high quality office space, kitchenette and toilet.



The Suite benefits from:

- Private office entrance off Boot Hill
- Parking
- CATV cabling
- LED lighting
- CCTV
- High visibility off A5
- Double glazed windows



Tenure

The office is available from February 2025, on a flexible lease, terms to be agreed. The leases are to be internal repairing only and will be outside the Landlord and Tenant Act 1954 in relation to security of tenure.

Utilities

Each floor has an individual electricity supply and will be the responsibility of the tenant from occupation. Water is recharged to the tenant on a per floor basis. There is fibre cable available at the property for the tenant to arrange their own supply.

Rent, Service, Service Charge & Business Rates

- Rent £440 pcm
- Service Charge £340 per annum
- Business Rates £4,500 per annum

Depending on the area occupied, it is likely that small independent businesses, classed as Small Businesses will benefit from 100% relief from rates.

EPC: C

Deposit

A deposit will be required to be held by the landlord for the duration of the term.

Planning

The property has planning permission for business use including financial and professional services and general offices.

Viewings

Strictly by appointment with Howkins and Harrison, Please contact Philippa Dewes on 01827 721380 or philippa.dewes@howkinsandharrison.co.uk



Important Notice 1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

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