

TO LET: Business Centre Offices

Belgrade Business Centre, Denington Road, Wellingborough, Northamptonshire NN8 2QH



- Serviced office suites
- Easy access to the A45 and amenities
- Sizes to suit all occupiers (subject to availability)
- Allocated on-site car parking

LOCATION

The Belgrade Business Centre is situated on the Denington Industrial Estate to the south of Wellingborough town centre, within easy reach of the main A45 dual-carriageway which provides direct access to the M1 motorway (Junction 15, 15A and 16) at Northampton, approximately 12 miles to the west.

Other occupiers located within the Estate are Frutarom, Screwfix, Handcraft Manufacturing, Crown Decorating Centre and Toolstation.

DESCRIPTION

The office accommodation at Belgrade Business Centre comprises a mix of ground and first floor office suites, some with the capability of being combined to provide greater areas (subject to availability).

See attached availability schedule with pricing.

All office suites benefit from double glazed windows, locking doors, thermostatically controlled gas central heating, carpeting, ceiling mounted fluorescent lighting, and use of the communal kitchens and wc's.

Some also have the benefit of air-conditioning (these are subject to an additional charge) * **on availability schedule**

THE BENEFITS

- Safe, secure and private working environment
- 24 hour access – 7 days a week
- No utility connection costs: electricity, water etc
- One monthly fee – no numerous bills or onerous management time
- Offices immediately ready for occupation
- Allocated staff car parking and visitor overflow
- Professionally manned reception during normal office hours
- Landlord's fibre broadband available



TENURE

Office suites are immediately available to let by way of 3 year internal repairing leases – outside of the security and tenure of the Landlord & Tenant Act 1954. Flexibility is enhanced by the inclusion of annual tenant break clauses.

- 3 months' rent held as deposit
- Rent monthly in advance
- Rent includes heating, electricity, weekly cleaning of communal areas + VAT (tenants are responsible for their own business rates).

Landlord's fibre broadband is available for a small set up fee and monthly charge.

LEGAL COSTS

Tenant contribution of £500 + VAT payable towards landlord's admin cost in raising the tenancy agreement.

VIEWING

To view and for further details please contact:

Samantha Jones

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OFFICE No.	UNIT SIZE	Approx. Rent per month	Rent per year
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Ground Floor

Suite 3	578 sq ft	LET	LET
Suite 4 a & b	477 sq ft	LET	LET
Suite 4c	400 sq ft	LET	LET
Suite 9	994 sq ft	LET	LET
Suite 11	838 sq ft	LET	LET
Suite 78	231 sq ft	LET	LET
Suite 79 a & b	400 sq ft	LET	LET

First Floor

Suite 1	912 sq ft	LET	LET
Suite 19	367 sq ft	LET	LET
Suite 25	238 sq ft	LET	LET
Suite 26	161 sq ft	LET	LET
Suite 27	245 sq ft	LET	LET
Suite 28	244 sq ft	LET	LET
Suite 29	152 sq ft	LET	LET
Suite 30	175 sq ft	LET	LET
Suite 31	176 sq ft	LET	LET
Suite 36 & 37	271 sq ft <i>(139 + 132 sq ft inter-connecting)</i>	LET	LET
Suite 38	582 sq ft	LET	LET
Suite 39a	388 sq ft	£582	£6,984
Suite 41	177 sq ft	LET	LET
Suite 43	216 sq ft	LET	LET
Suite 44/45	358 sq ft <i>(250 + 104 sq ft inter-connecting)</i>	£537	£6,444

All figures quoted are exclusive of VAT which is charged at the prevailing rate.