

High specification office

Crabtree office | Quinton Green Business Park | Northampton | NN7 2EG



- 1,186 sq. ft. (110.20 sqm.)
- Popular rural estate with nursery, café and a mix of office and industrial occupiers.
- £17,000 per annum exclusive
- Fibre broadband available on site
- 6 allocated car parking spaces
- Available on a new FRI lease

BERRYS

Location

Quinton Green Business Park is situated approximately half a mile Southeast of Quinton Village.

The location offers excellent access to Junction 15 of the M1 Motorway (approx. 3 miles), and Northampton town centre approximately 5 miles northwest. Milton Keynes is also easily accessible via the A508.

Description

The property is a two storey converted barn with brick and stone facing walls and a slate tile roof. There is a high specification including raised access and carpeted floors, kitchen and disabled WC, comfort cooling, double glazed windows, perimeter trunking and an open vaulted ceiling with exposed timber beams and trusses at first floor.

There are six allocated car parking spaces with scope for more to be provided by separate negotiation.

Accommodation

The property provides a net internal area of approximately 110.20 sq. m. (1,186 sq. ft.) over the ground and first floor.

Terms

The property is available on a new FRI lease with terms to be agreed.

Rent

The asking rent is £17,000 per annum exclusive.

Business Rates

The property has a Rateable Value of £12,250. Any rates payable should be confirmed with the Local Authority.

Planning

The property has consent under Use Class 'E'.

Services

We understand that the property is connected to mains water and electricity however these have not been tested by the Agent. Fibre broadband is connected.

Service Charges

There is an estate service charge payable. Please contact the agent for further information.

Legal Costs

Each party to bear their own legal and professional costs incurred in the transaction.

VAT

All figures are quoted exclusive of VAT at the prevailing rate which we understand is currently payable.

Local Authority

West Northampton Council, One Angel Square, Angel Street, Northampton, NN1 1ED. Tel: 0300 126 7000.

Energy Performance Certificate (EPC)

The property has an EPC rating of 50 (Band B) which expires on 16th June 2031.

To book a viewing, please contact:

Duncan Batty MRICS

T: 01327 356140 | E: duncan.batty@berrys.uk.com

Oak House, 32 Ashby Road, Towcester, NN12 6PG

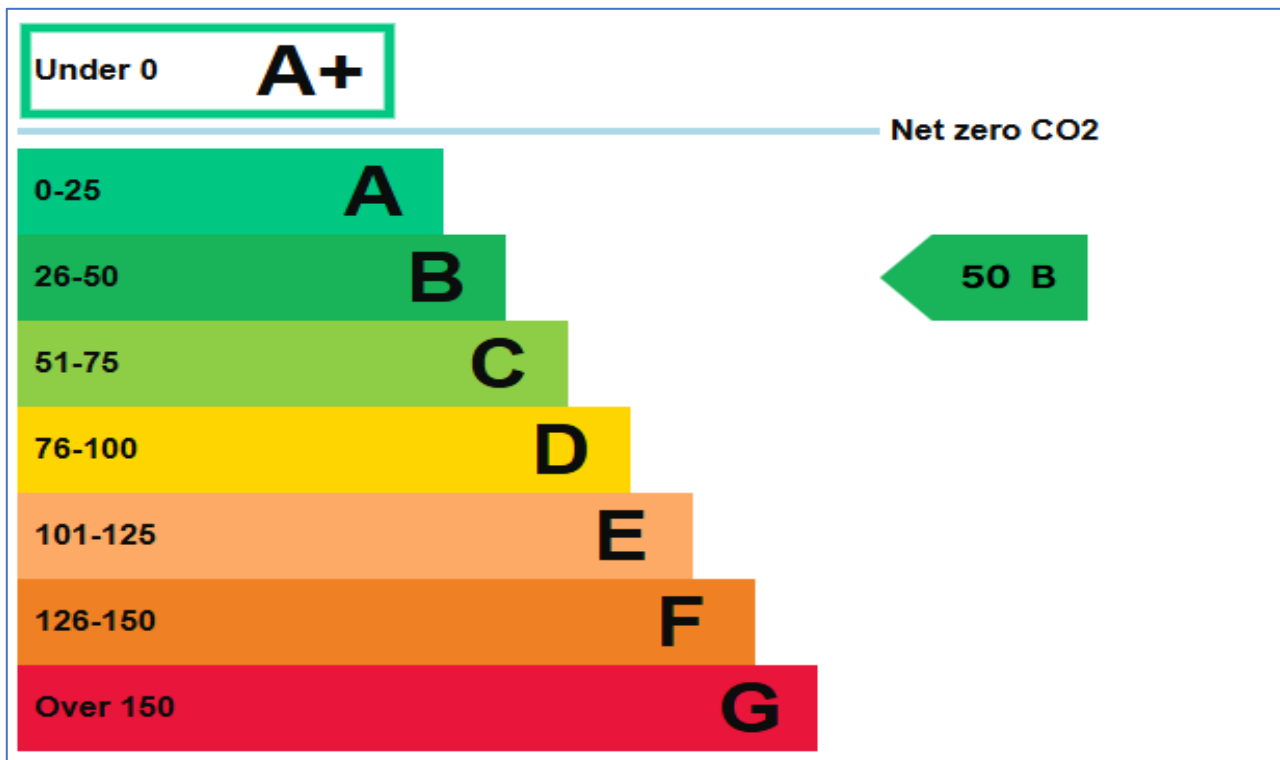
Important Notice

Berrys, their clients and any joint agents give notice that:

1. These particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property but do not form part of any offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, that any service or facilities are in good working order, or that the necessary statutory requirements have been met.

4. The photographs appearing in these particulars show only a certain part and aspect of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas measurements or distances are approximate.
6. They are not authorised to make or give any representation or warranty whatsoever in relation to the property.
7. Purchasers must satisfy themselves by inspection or otherwise.

Ref:RA59271



Important Notice

Ref:RA59271

Berrys, their clients and any joint agents give notice that:

1. These particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property but do not form part of any offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, that any service or facilities are in good working order, or that the necessary statutory requirements have been met.
4. The photographs appearing in these particulars show only a certain part and aspect of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas measurements or distances are approximate.
6. They are not authorised to make or give any representation or warranty whatsoever in relation to the property.
7. Purchasers must satisfy themselves by inspection or otherwise.