

# TO LET

**MAGNIFICENT HISTORIC OFFICE WITH CAR PARKING**



**THE MANOR HOUSE,  
SQUIRES HILL,  
ROTHWELL  
NORTHANTS. NN14 6BQ  
Size: c.4,000 Sq.Ft.**

**The Manor House, Squires Hill, Rothwell, Northants  
NN14 6BQ**

This imposing property is located in the town centre of Rothwell, 15 miles north of Northampton, 23 miles south of Leicester with immediate access to the A6 (North/South) and the A14 (East /West).

Situated in the centre of Rothwell standing just to the west of the parish church and opposite Manor Park with mediaeval fishponds, the Manor House is a mid-18<sup>th</sup> Century Grade II\* listed building with an elegant stone façade incorporating Roman, Doric and Ionic columns. To the front is a sweeping in/out drive and delightful garden with all local amenities close by.

The premises provide well-fitted, fully carpeted office space, with an imposing original flagstone reception and panelled meeting room. Each floor has WC and kitchen.

Adjacent to the building is a dedicated parking area for 12 cars within a landscaped garden area and additional forecourt parking for 3/4 cars on the forecourt.

In addition, there is a single storey annexe with its own WC and kitchenette.

### ACCOMMODATION

Ground floor	1,664 Sq.Ft.
First floor	1,633 Sq.Ft
Second floor	424 Sq.Ft
Annex	314 Sq.Ft
<b>Net lettable office area</b>	<b>4,035 Sq.Ft.</b>
	<b>(374.8 m.sq.)</b>

### TERMS

The property is available on a new lease for a term by negotiation drawn on Internal and Repairing basis at a commencing rent of £55,000 per annum exclusive of rates.



These particulars are issued on the direct understanding that all negotiations are conducted through Chown Commercial Ltd. The property is offered subject to contract and it still being available at the time of enquiry and no responsibility can be accepted of any loss or expenses incurred in viewing. Chown Commercial Ltd for themselves and for the vendors or lessors of this property whose agents are, given notice that;

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### RATES

VOA Website 2023 Assessments

Ground floor: £18,500

First floor: £11700

Second floor: £4950

### EPC RATING

EPC Rating: E-119

### SERVICES

Gas, Electricity, Water and Drainage

### VAT

VAT will be charged if applicable

### LEGAL COSTS

Each party to bear their own legal and surveyor's costs.

### VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the sole agent:

**Stephen Chown**

Chown Commercial

Tel: 01604 604050

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[www.chowncommercial.co.uk](http://www.chowncommercial.co.uk)