

STABLE COURTYARD OFFICES

UNIT 1 • HOLDENBY HOUSE • HOLDENBY ROAD • NORTHAMPTONSHIRE • NN6 8DJ

TDB
Real Estate



538 sq ft (54 sq m)

**GROUND FLOOR OFFICE SUITE
IN ATTRACTIVE RURAL LOCATION**

To Let

Ground floor suite available on a new effective FRI lease

- High quality rural offices with excellent parking
- High speed fibre optic broadband
- Quirky Office with original features
- Attractive surroundings & access to Grade I listed gardens



Location

The suites are situated within the Stable Courtyard at Historic Holdenby House at the centre of the Holdenby Estate. The property is located approximately 7 miles north of Northampton, 15 miles south of Market Harborough & 15 miles east of Rugby.

The Stable Courtyard sits within the idyllic grounds of Holdenby House, one of the most impressive country homes in the East Midlands. Stable Courtyard is the premises for many local and thriving businesses.

The office offers an open plan environment which has good light and original features including the beams. There are several suites available providing different size options for tenants.

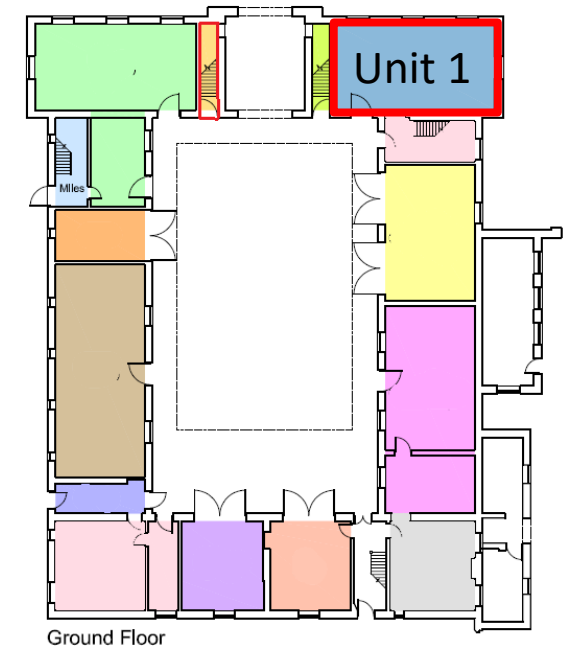
Accommodation

Unit 1 is 583 sqft (54sqm)

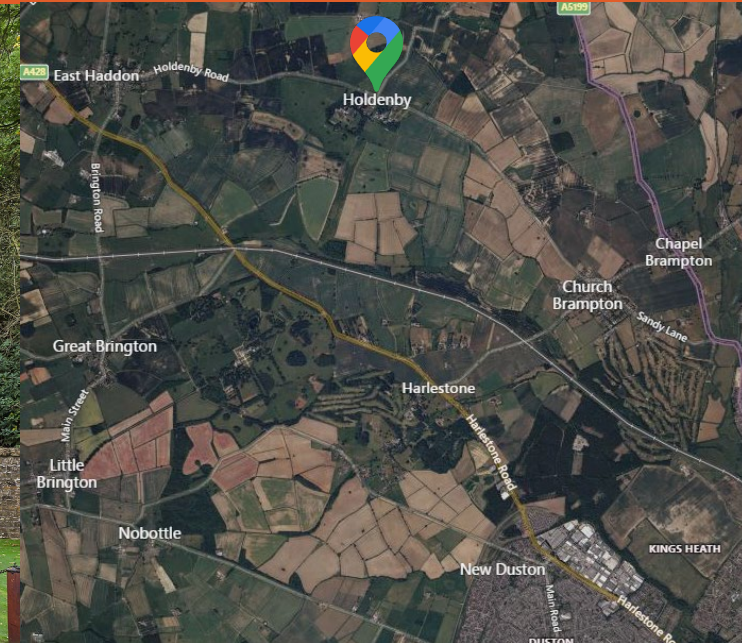
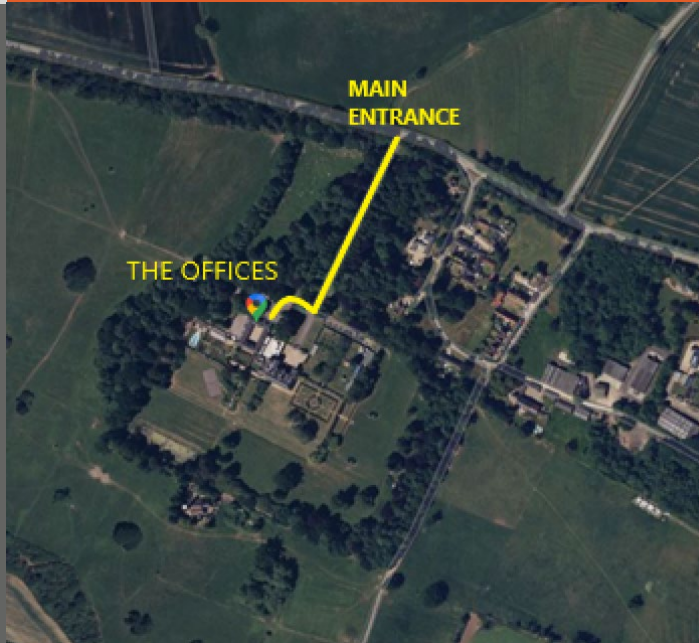
Description

The property benefits from the following amenities:

- High speed Fibre Optic Broadband
- Flexible space of all sizes.
- Kitchenette
- EV Charging
- LED Lights
- Quirky space with original features
- Ample Car Parking
- On-site Tea Room & Shop
- Prestigious entrance
- Unrivalled rural location
- Attractive surroundings & Grade I Listed gardens
- Proximity to excellent local pubs, shops & amenities



Ground Floor



Rent

£6,000 per annum exclusive of VAT.

Utilities

Utilities are recharged on a quarterly basis.

Rates

Rateable Value – Differs per suite, however we estimate the rateable value to be approximately £85psm.

However, it should be noted that tenants may be eligible for rate relief.

Anti-Money Laundering

TDB Real Estate are obligated to comply with the EU's 5th Money Laundering Directive. For further information visit www.tdbre.co.uk/anti_money_laundering/.

VAT

The ingoing tenant will be responsible for the payment of any VAT.

EPC

E - 109

Legal Costs

The costs in drawing up a lease will be split 50/50.

Service Charge

Service Charge is £250 per quarter

Viewing

Viewing and further information via the Joint Agents:



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