

TO LET:

Self-Contained Offices in Rural Location

2 Manor Farm Court, Church Lane, Great Doddington, Northamptonshire NN29 7TR



- Offices of 1,204 sq ft in small courtyard development
- Easy access to the A45 dual-carriageway
- Generous on-site car parking
- Available to let on a new lease

LOCATION

Manor Farm Court is situated in the popular village of Great Doddington, located next to a working farm at the top of Church Lane, approximately one mile to the south-west of Wellingborough.

Wellingborough benefits from excellent road communications and Manor Farm Court is only one mile from the east and west bound junctions of the A45 dual-carriageway, providing direct access to the M1 at Junctions 15, 15A and 16, and A14.

THE PROPERTY

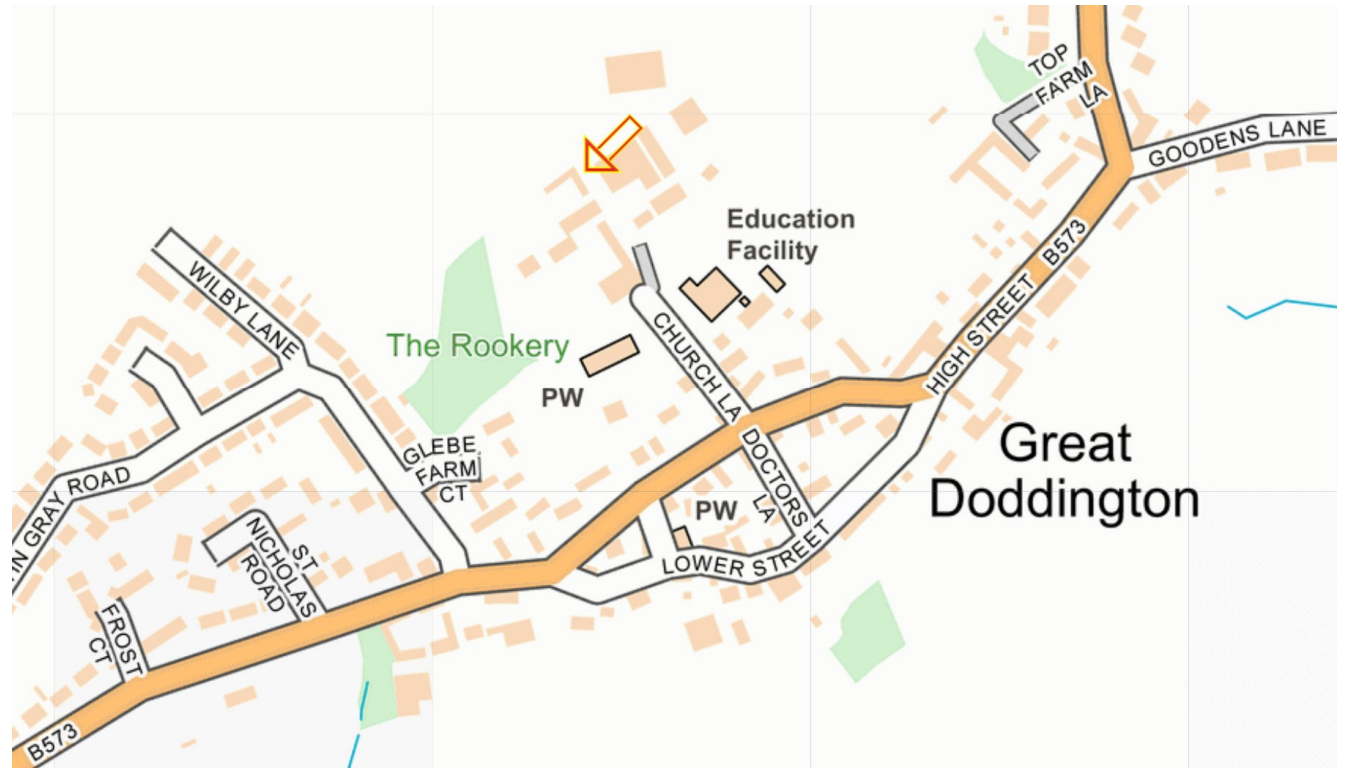
Manor Farm Court provides an attractive courtyard office scheme, which has been sympathetically converted from former farm buildings, constructed using local limestone and brick.

The development comprises four office buildings all of which benefit from a shared landscaped courtyard and generous on-site car parking.

It is a secure site with electrically operated entrance gates (open during normal office hours).

ENERGY PERFORMANCE CERTIFICATE

EPC Rating C (56)



ACCOMMODATION

Unit 2 Manor Farm Court comprise office accommodation with two mezzanine wings - serviced via a central reception area - which also provides access to staff welfare facilities

Features of the accommodation include:

- Exposed wooden beams
- Wall-mounted radiator central heating
- Carpeting
- Mix of spot lighting and suspended Cat 2 lighting units
- Perimeter trunking
- Double glazing
- Window blinds

We have measured the property and calculate that it comprises the following Net Internal Areas (NIA):-

2 MANOR FARM COURT		
Description	Sq M	Sq Ft
<u>Ground Floor</u>		
Lobby	11.98 sq m	129 sq ft
Office 1 (left)	31.59 sq m	340 sq ft
Office 2 (right)	27.03 sq m	291 sq ft
Kitchen	4.92 sq m	53 sq ft
wc's		
<u>First Floor</u>		
Office 3 (left)	12.82 sq m	138 sq ft
Office 4 (right)	11.98 sq m	129 sq ft
Kitchen	11.52 sq m	124 sq ft
TOTAL	111.84 sq m	1,204 sq ft

SERVICES

We are advised that all mains services are connected to the premises (gas, electricity, water & drainage).

TENURE

The property is being offered to let on a new full repairing and insuring lease for a term to be agreed.

A rent of £14,500 per annum exclusive is sought.

A nominal service charge of £2.00 per sq ft is applied in addition to the rent to cover the costs of the buildings' insurance, maintenance of the car park and driveway, landscaping, estate gates, exterior lighting and all other common areas.

The landlord will also be seeking a security deposit equivalent to three months rent, to be held for the duration of the lease.

BUSINESS RATES

Rateable value (2026) £11,250 *

* businesses occupying premises (as their sole commercial property) with Rateable Values below £12,000 will pay no rates.

Applicants are advised to verify the rating assessment with the Local Authority.



LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in this transaction.

ANTI-MONEY LAUNDERING & TERRORISM FINANCING REGULATIONS

In accordance with anti-money laundering and terrorism financing regulations, two/three forms of identification and confirmation of funding will be required from all applicants proceeding in a lease.

VIEWING

To view and for further details please contact:

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ALL ENQUIRIES

prop-search.com

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