

To Let

Self contained office suite

Part Ground Floor Ferro House Scaldwell Road Industrial Estate Ferro Fields
Brixworth Northampton NN6 9UA



- Popular village location
- Modern office accommodation
- Flexible lease terms
- Includes car parking

To Let £7,500 per annum exclusive

Location

The premises are situated in Ferro House which forms part of the Scaldwell Road Industrial Estate in Brixworth. The village benefits from its close proximity to the A508 Harborough Road which connects Northampton with Market Harborough.

The surrounding locality comprises a mixed range of commercial buildings and a wide range of amenities are provided within the village to include various shops, pub/cafes, and leisure facilities.

Accommodation

The premises comprise a self contained ground floor office suite providing flexible accommodation situated within a modern building.

Internally, the accommodation has been configured to provide several individual offices together with kitchen and WC facilities. A good level of natural light is provided through windows incorporated within the principle elevations whilst additional artificial lighting is provided. Heating is via gas fired wall mounted radiators.

Externally, the property is accessed via the main estate road and benefits from having several allocated car parking spaces situated to the front of the premises.

Areas

	Sq Ft	Sq M
Ground floor	651	60.48
TOTAL	651	60.48

Other Information

All lettings are subject to a performance/rental deposit being lodged with the landlord equivalent to a minimum of one quarter's rent. The incoming tenant will also be responsible for reimbursing the landlord for the annual building insurance premium (£325 per annum, subject to annual change).

Rent

To Let £7,500 per annum exclusive

Terms

The premises are available to lease upon flexible new Internal Repairing and Insuring terms.

Short term lettings will be considered.

The new lease will be contracted out of the 1954 Landlord and Tenant Act.

Service Charge

The incoming tenant is to be responsible for all utilities and outgoings associated with the property.

The landlord will charge a sinking fund contribution of £20 per month towards communal repairs and maintenance of the property.

Legal costs

The incoming tenant will make a contribution of £290 plus VAT towards the landlord's legal costs in preparing a short form lease agreement.

VAT

It should be noted that all figures quoted either verbally or in writing are exclusive of VAT unless specifically stated.

EPC

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Services

We understand that all mains services including water, gas, drainage and electricity are connected to the property. It should be noted that none of the services have been tested and it is up to prospective occupiers to ensure that the facilities are installed and working to their own satisfaction.

Viewing

To View and for further details please contact:

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