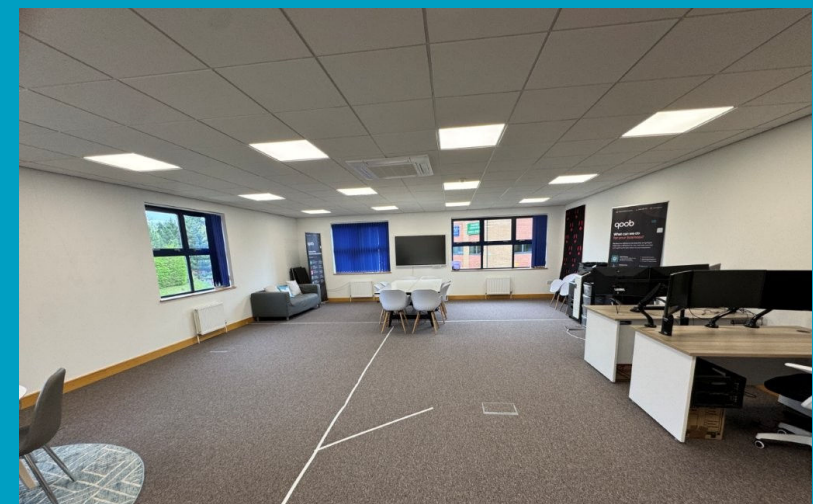


# TO LET:

## Air-Conditioned First Floor Office Premises

Unit 1 Swallow Court, Kettering Venture Park, Kettering, Northamptonshire NN15 6XX



- First floor office suite of 832 sq ft (77.32 sq m)
- Good internal condition with fibre broadband connectivity

- Available to let on a new lease
- Guide rent of £13,500 pax

## LOCATION

Swallow Court is located on Kettering Venture Park on the southern edge of Kettering, some 14 miles north-west of Northampton and 30 miles south-west of Peterborough.

It has excellent connectivity to the major road networks and lies immediately adjacent to J9 of the A14 trunk road linking directly to the M6/M1 (J18) to the west and A1/M11 to the east. There is a mainline rail station a few minutes away giving a twice hourly service to London St Pancras and Sheffield.

Kettering Venture Park also offers excellent facilities such as the four-star Kettering Park Hotel, a retail park, superstore, restaurants, and a gym.

## THE PROPERTY

The property comprises an end-of-terrace two storey office building of traditional brick construction under a pitched tiled roof.

## ACCOMMODATION

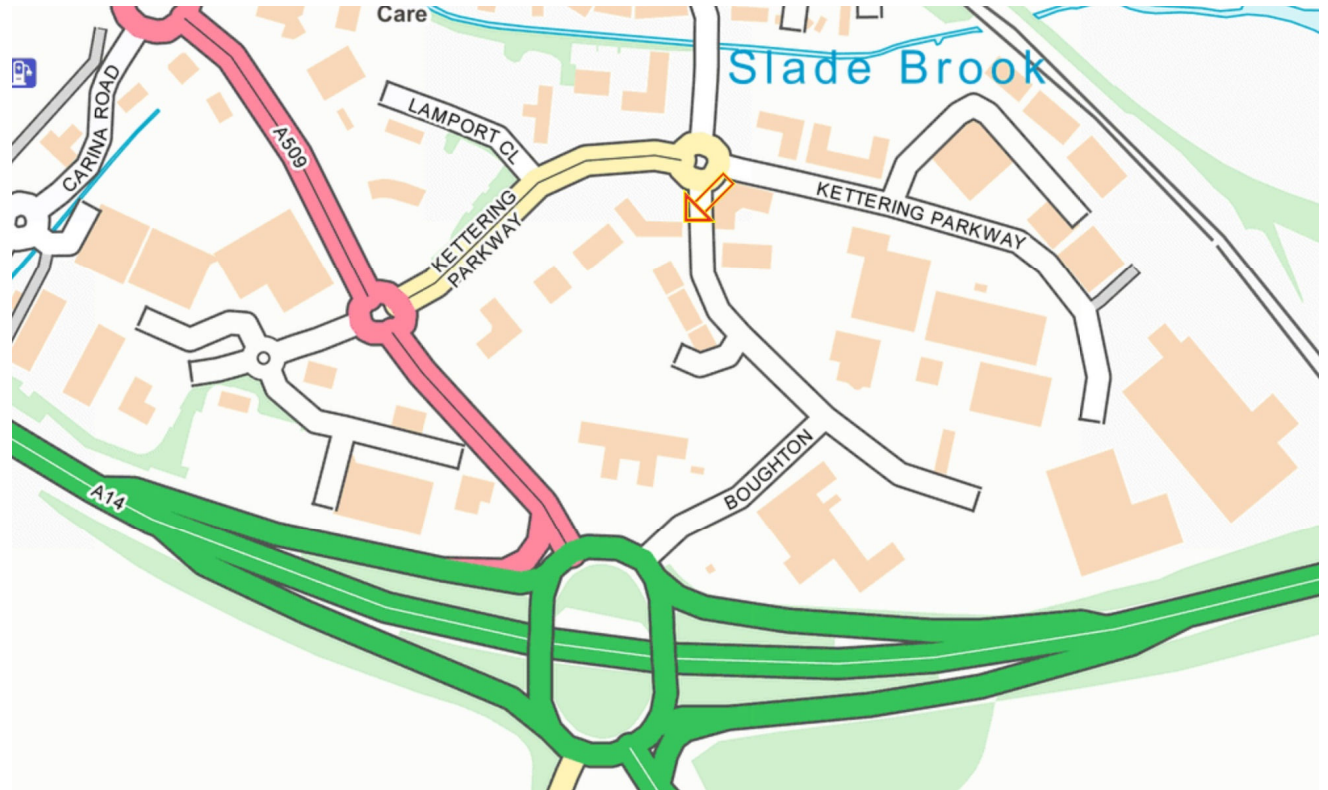
The available accommodation comprises the first floor of an owner-occupied building.

The offices comprise a self-contained suite of 832 sq ft (77.32 sq m), which incorporates a small kitchen – 25 sq ft (2.33 sq m).

Features of the accommodation include:

- Suspended ceilings with inset LED lighting and air-heating/cooling system
- Window blinds
- Raised floors with floor boxes
- Gas central heating with wall mounted radiators
- Double glazing
- Carpeting
- Kitchen facilities
- Allocated car parking – four spaces

WC facilities are provided to the ground and first floors.



## TENURE

The accommodation is being offered to let on a new internal repairing and insuring lease, for a term to be agreed.

The quoting rent is £13,500 per annum exclusive. All figures quoted are exclusive of any VAT which the landlord has a duty to impose.

## SERVICE CHARGE

A service charge will be levied on a 50/50 basis with the ground floor occupier to include estate management, fire protection, security alarm and cleaning of common areas.

## BUSINESS RATES

Rateable value £10,000 \*

\* 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.

## SERVICES

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

These will be recharged on a 50/50 basis with the ground floor occupier, subject to reasonable/normal usage.

## BUILDINGS INSURANCE

The insurance is to be reviewed annually on the renewal date and recharged proportionally at cost to the tenant.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating C (55).



## LEGAL COSTS

Each party is to bear their own legal costs, subject to an undertaking to cover landlord's abortive costs once contracts are raised.

## ANTI-MONEY LAUNDERING & TERRORISM FINANCING REGULATIONS

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction.

It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

Information required may include corporate structure and ownership details; identification and verification of ultimate beneficial owners/tenants; satisfactory proof of the source of funds for the buyers/ funders/lessees.

## VIEWING

To view and for further details please contact:

**Samantha Jones**

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**Mobile:** 07990 547366

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