

# To Let

## Refurbished Office Suite

Suite 2 First Floor Ironstone House Ironstone Way  
Brixworth NORTHAMPTON NN6 9UD



- Photos shows whole property
- Recently refurbished
- First floor accommodation with passenger lift
- Kitchen facilities
- Allocated parking

To Let £26,800 per annum exclusive

## Location

The property is located on the edge of the village of Brixworth, approximately 6 miles to the North of Northampton. Brixworth itself has good infrastructure communications, by way of the A508 Harborough Road, which in leads to the M1 Motorway to the South and the A14 to the North.

## Accommodation

Ironstone House comprises a link-detached two storey brick built office building, that has recently undergone a refurbishment. The accommodation now provides an open plan office at first floor level, benefitting from individual kitchen facilities. The first floor suites have access to an internal passenger lift, and each unit has its own kitchen facilities. Shared male, female and disabled WC's are situated within the centre core of the first floor and are to be shared between the first floor occupiers

Externally there is allocated car parking.

## Areas

	Sq Ft	Sq M
First Floor Suite 2	2,062	191.56
<b>TOTAL</b>	<b>2,062</b>	<b>191.56</b>

## Other Information

In accordance with Money Laundering Regulations, please be aware that any prospective purchaser will be asked to produce I.D. documentation when a sale is agreed and we ask for your cooperation in order to not delay matters.

All lettings are subject to a performance/rental deposit being lodged with the landlord equivalent to a minimum of one quarter's rent. The ingoing tenant will also be responsible for reimbursing the landlord for the annual building insurance premium.

## Rent

To Let £26,800 per annum exclusive

## Terms

The premises are available to lease upon flexible new terms.

## Business Rates

The rates payable are an estimate only and applicants should verify with the Local Authority. Please note that this calculation is based upon gaining Small Business Rate Relief.

**Rateable Value:** £17,250

**Rates Payable:** £8,607.75

## Service Charge

TBC

## Legal costs

Each party is to be responsible for their own legal costs.

## VAT

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

## Services

We understand that all mains services including water, 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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