

# To Let

## Ground Floor Office Suites

Suite C Ironstone House Ironstone Way  
Brixworth Northampton NN6 9UD



- Recently refurbished
- Allocated parking available
- Note: Main photo show whole property

To Let £23,000 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 refurbishment. Suite C offers a refurbished office space of approximately 1,850 sq ft, featuring suspended ceilings, raised floors, and LED lighting throughout. Additionally, each suite includes an individual kitchenette space, with toilets conveniently located within the communal core.

## Areas

	Sq Ft	Sq M
Suite C	1,850	171.86
<b>TOTAL</b>	<b>1,850</b>	<b>171.86</b>

## 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.

## Rent

To Let £23,000 per annum exclusive

## Terms

The premises are available to lease upon flexible new terms.

## Business Rates

To be assessed.

**Rateable Value:** £0

**Rates Payable:** £0

## Service Charge

A service charge will be payable for the maintenance of the landscaped areas together with the car park. This charge will also cover window cleaning services and a fair contribution towards the utility bills.

## 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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View Location



View Floorplans

