



## TO LET

- Rural Office Accommodation
- Self Contained Suite
- Good Road Links to A6, A45 & A14
- Ample Car Parking
- Approximately 1,733 Sq ft

Victoria House, 31-33 Victoria Street, Kettering, Northamptonshire, NN16 0BU

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### MISREPRESENTATION ACT/MISDESCRIPTIONS ACT

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### Location:

The building is located between the charming villages of Chelveston and Caldecott approximately 12 miles east of Northampton and approximately some two miles east of Rushden and Higham Ferrers. With direct access to the B645 the buildings are ideally located as this provides access to the adjoining A45, A14 road networks and mainline rail services from Wellingborough to London St Pancras

### Directions:

Take the A45 to Rushden at the Eastern bypass roundabout follow signs for the A6/B645 Kimbolton, take the first turning to Caldecott where the buildings can be found approximately 100 metres from the main village T Junction in Poplars Farm yard (please see the attached plan). The postal code of the buildings is NN9 6AR should interested parties wish to use navigation or route finder systems.

### Description:

An elegant stone barn under a traditional tiled roof, beautifully converted to provide a modern working environment, over two storeys boasting many original features, with far stretching rural views all set within it's own courtyard environment, which provides ample parking facilities. The building provides an open plan office arrangement with carpets throughout, adequate service points including broadband availability, toilet and kitchenette areas.

The Net Internal Area accommodation is as follows:

<b>Ground Floor:</b>	<b>M<sup>2</sup></b>	<b>Ft<sup>2</sup></b>
Office 1:	35.6	383
Office 2:	42.8	461
Kitchen + WC's	6.2	66
<b>First Floor:</b>		
Office 3:	33.6	362
Office 4:	42.8	461
<b>Total:</b>	<b>161</b>	<b>1,733</b>

### Planning:

The building was granted planning permission for B1 office use under the Town and Country Planning Act copies of which are available from the agents.

### Licence Fee:

£12,131.00 Per annum (£7.00 per Sq Ft) paid quarterly in advance

### Licence:

The building is available under a 12-month Licence agreement. Excluded from the security of Tenure protection under the Landlord and Tenant Act 1954.

### Deposit:

The first quarters rent shall be taken as the deposit and is payable upon signing the Licence Agreement.

### Repairs & Insurance:

The building shall be let under Full Repairing and Insuring terms.

**Services:**

The accommodation benefits from mains utilities including water, drainage, and electricity, with the addition of Cat 5 network cabling, florescent strip lighting and part night storage heating.

**Outgoings:**

The Tenant shall be responsible for all outgoing, including Business Rates.

**Business Rates:**

All enquiries in relation to Business Rates should be made to the Local Authority detailed below:

**Local Authority:**

East Northamptonshire Council  
East Northamptonshire House  
Cedar Drive  
Thrapston  
Northants  
NN14 4LZ

Tel: 01832 742000

**References:**

Tenants will be required to complete a credit check at a cost of £25.00

**Costs:**

The ingoing Tenant shall be responsible for the legal and agents costs incurred in connection with the preparation of the Licence

**Plans:**

The plans attached are for identification purposes only.

**Viewings:**

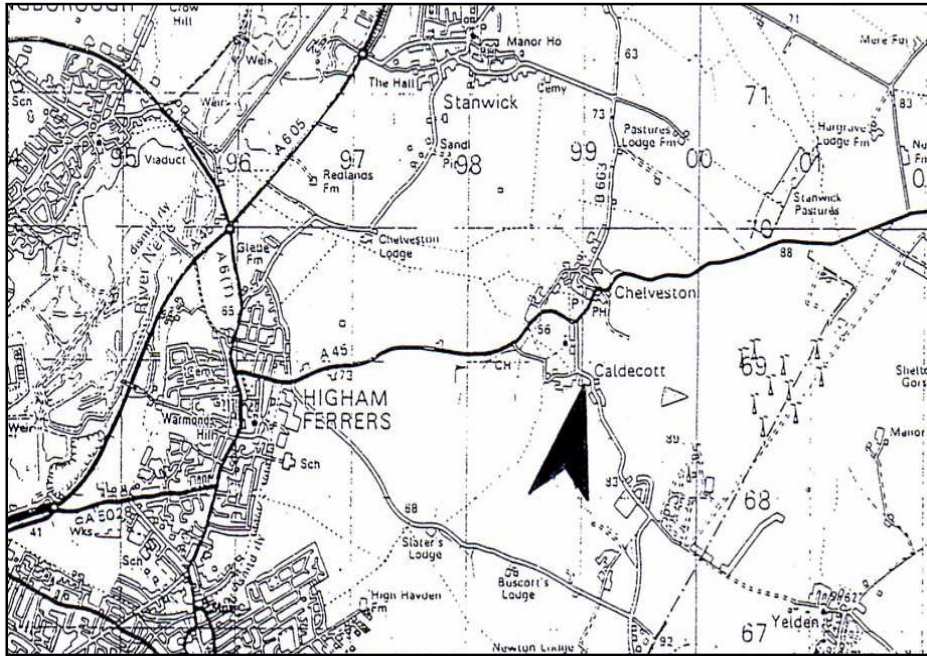
Strictly by arrangement with the agents:

Davies & Co  
Victoria House  
31-33 Victoria Street  
Kettering, Northamptonshire  
NN16 0BU

Contact: James Bailey  
Tel: 01536 524808  
Fax: 01536 415095  
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The Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).

**Location Plan:**



**For Identification Purposes Only**

This plan is published for convenience only and although it is thought to be correct its accuracy is not guaranteed. Reproduction from the Ordnance Survey Map with the sanction of the controller of H.M Stationary Office. Crown copyright reserved.

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