



TO LET

- Two B8 Storage Accommodation Units
- Good Road Links to A5, A14, M1 & M6
- Ample Car Parking
- Approximately 6,500 Sq ft
- Available in two separate units or as a whole

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

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MISREPRESENTATION ACT/MISDESCRIPTIONS ACT

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Location:

The buildings are located between the charming villages of Lilborne and Clifton Upon Dunsmore approximately 3 miles from Rugby. The buildings are centrally located within the motorway corridor and offer access to the A5, A14, M1 & M6 road networks.

Directions:

From the A14 take the Lilborne turn shortly before joining the M6 travel along this road for approximately 3 miles then join the A5 heading towards Rugby, approximately half a mile along the A5 take the turning for Clifton, travel along this road for approximately 1 mile and the buildings are situated just off the road behind a well established selection of trees.

Description:

Two single storey storage buildings, constructed of timber under a corrugated roof, with timber personnel and vehicular access doors. External storage is also available along the southern boundary.

The Net Internal Area accommodation is as follows:

Internal:	M²	Ft²
Building 1	300	3,229
Building 2	300	3,229
Total:	600	6,458

Planning:

The building was granted planning permission for B8 Storage & Distribution use under the Town and Country Planning Act copies of which are available from the agents.

Licence Fee:

£30,000 Per annum (£3 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.

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:

Rugby Borough Council - Town Hall,
Evreux Way,
Rugby,
CV21 2RR

Tel: 01788 533 533

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:

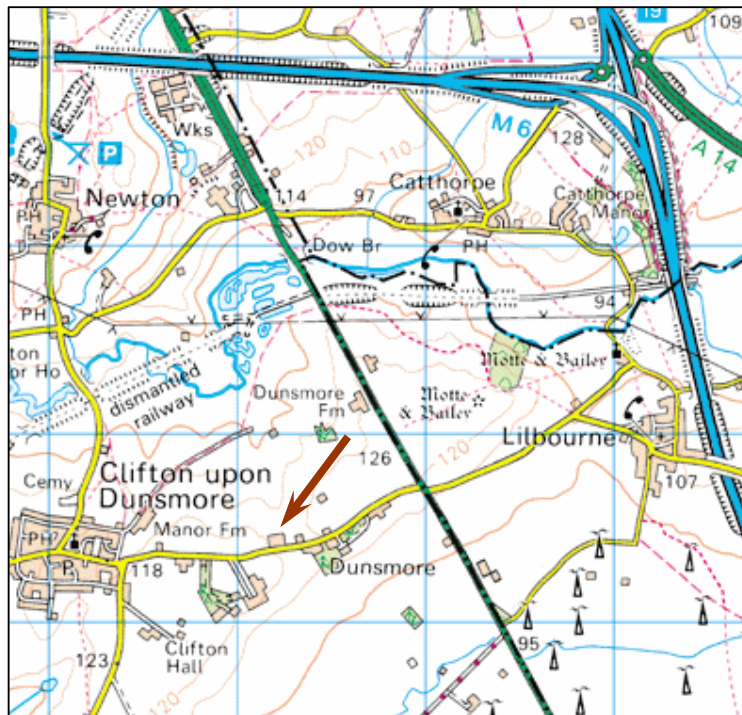
Strictly by arrangement with the agents:

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Victoria House
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NN16 0BU

Contact: James Bailey
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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.

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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