



HARWOODS

Chartered Surveyors & Estate Agents

VARIOUS OFFICES TO LET ON LICENCE IN THE ENTERPRISE CENTRE



ENTERPRISE CENTRE EAST NORTHANTS MICHAEL WAY RAUNDS NORTHANTS NN9 6GR

Situated in a prime location on Warth Park in Raunds, the purpose built centre is well located for the major road network and offers:-

- Flexible Business Space – Studios & Offices
- Easy in/out terms
- Virtual Office Space Tenancies at £65 pcm
- Meeting Rooms & Reception Services
- Events Programme & On-Site Business Support
- Superfast Internet Connection
- Free on-Site Secure Parking
- Direct Access from the A45, A14, A1 & A6

The Second Floor has 15 available offices to let 45, 46, 47, 49, 50, 52, 55, 57, 58, 59, 60, 62, 63, 64 & 68 (shown on the attached plan). Each floor has a kitchenette and Cloakroom/wc's.

Use of the centre is under Class A2 of the Use Classes Order 1987.

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY
Tel: (01933) 441464

Email: sasha@harwoodsproperty.co.uk www.harwoodsproperty.co.uk

NET INTERNAL AREAS:

Second Floor Offices start from:-
15 sq m – 37 sq m (164 sq ft – 400 sq ft) approx.

THE PROPERTY:

The Centre has car parking to the front and space for visitor parking.

LICENCE:

Flexible terms with a minimum of 3 months notice required.

TERM:

Negotiable terms.

RENT:

Rents range from £469 pcm - £1127 pcm depending on size of office required paid in advance by standing order, with rent reviews each year upwards only to current open market value.

RENT DEPOSIT DEED:

Equivalent to one months rent to be lodged by the Tenant.

SERVICE CHARGE:

Included in the rent.

SERVICES:

We understand that mains water, electricity and drainage are connected to the property. Each office has a meter in a central meter room.

Please note that Harwoods have not tested any appliances, services or systems and therefore offer no warranty. Interested parties to satisfy themselves about the services, system or appliances.

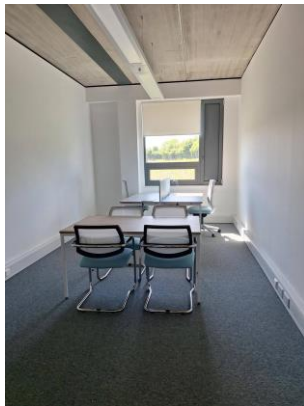
BUSINESS RATES:

You will have to make your own enquiries with regard to rates payable.

LEGAL FEES:

Each party to be responsible for their own legal costs in respect of this new licence.

ENERGY PERFORMANCE ASSET RATING: B



763/SW

TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

**Sasha Wellington – Tel: 01933-441464 / 07584 211672
or e-mail sasha@harwoodsproperty.co.uk**

WARNING Harwoods for themselves and for the vendors of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute either fully or part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended purchasers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

VAT: All figures quoted for rents, charges and sale price are exclusive of VAT. Purchasers/Tenants must clarify whether VAT is payable or not.