



HARWOODS

Chartered Surveyors & Estate Agents

TOWN CENTRE LOCK-UP PREMISES

NIA 59.69 sq m (642 sq ft) approx



**9 ORIENT WAY
WELLINGBOROUGH
NORTHANTS
NN8 1AF**

TO LET – NEW LEASE - £4000 per annum exclusive

Commercial unit situated in Wellingborough town centre ideal for office or storage space. The ground floor is open plan with a storage area under the stairs and cloakroom/wc adjoining. The first floor has 2 good sized rooms for office/storage space. There is parking for one car in the private car park. Internally and externally the property is well presented with a front facing window and fluorescent lighting throughout.

Use of the property will be under Class E 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 (approx):

Ground Floor: 25.00 sq m (269 sq ft)
First Floor: 34.69 sq m (373 sq ft)

TOTAL: 59.69 SQ M (642 SQ FT)

THE PROPERTY:

Ground Floor:

Open plan area with storage under the stairs.

First Floor – 2 Rooms for office/storage use.

Outside:

One car parking space available in private rear car park to the rear.

LEASE:

New lease on full repairing and insuring basis.

TERM:

Negotiable terms with a minimum of 3 years required.

RENT:

£4000 per annum exclusive paid quarterly in advance by standing order.

RENT REVIEWS:

Every third year upwards only to open market value.

RENT DEPOSIT DEED:

Equivalent to 3 months rent to be lodged by the tenant.

SERVICES:

We understand that mains water, electricity and drainage are connected to the property.

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:

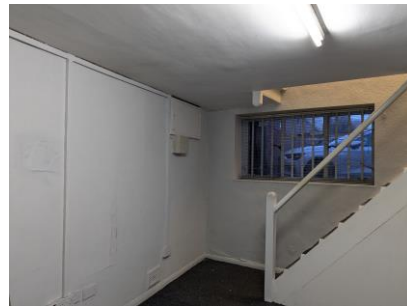
You will have to make your own enquiries with regard to the rateable value and rates payable.

LEGAL FEES:

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

ENERGY EFFICIENCY RATING:

Awaited.



776/SW

TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

**Sasha Wood – 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.