



# HARWOODS

Chartered Surveyors & Estate Agents

**A NEWLY RENOVATED UNIT IN RAUNDS**

**NIA 29.72 sq m (320 sq ft) approx**



**UNIT 4  
NAPLETON LODGE  
STATION ROAD  
RAUNDS  
NORTHANTS NN9 6BX**

**TO LET – NEW LEASE at £600 per Calendar Month**

A newly renovated commercial unit ideal for many types of small businesses. The unit comprises a kitchenette with fridge/freezer, cloakroom/wc, air conditioning, LED lighting, laminate flooring throughout and PVC windows fitted with security blinds. Electricity is paid monthly by meter and charged back to the tenant with water and Full Fibre Broadband included in the rent.

Outside is parking for 4 cars per unit and is accessed via a gate fob system between the hours of 6.00 am – 9.00 pm. Additional onsite secure storage can be arranged (additional charge would apply). There is cctv across the whole of the site.

Raunds is well sited for road communications to other parts with the A45 and A14 lying a short distance away which in turn connect into the county's wider main road network. Main line railway services are available from Wellingborough Railway Station via the Midland main line.

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Email: [sasha@harwoodsproperty.co.uk](mailto:sasha@harwoodsproperty.co.uk) [www.harwoodsproperty.co.uk](http://www.harwoodsproperty.co.uk)

**NET INTERNAL AREAS:**

**TOTAL:** 29.72 SQ M (320 SQ FT)

**THE PROPERTY:**

The unit is situated in Raunds and cannot be used for retail purposes.

Ground Floor only:

Open Plan Area, Kitchenette, Cloakroom/wc.

Outside:

Four car parking spaces per unit are available in a secure area.

**LEASE:**

New lease on internal repairing and insuring basis.

**TERM:**

Negotiable terms with a minimum of one year required.

**RENT:**

£600 per calendar month exclusive paid monthly in advance by standing order.

**RENT REVIEWS:**

Every third year upwards only to open market value.

**RENT DEPOSIT DEED:**

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

**PREMIUM:**

None.

**SERVICES:**

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

Please note that Wi-Fi and water are included in the rent. Electricity is paid monthly by meter and charged back to the tenant.

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 from the Gov.UK website with regard to the rateable value and rates payable.

**LEGAL FEES:**

No legal fees in respect of this transaction.

**ENERGY PERFORMANCE ASSET RATING:**

B-33



777/SW

**TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT**

**Sasha Wood – Tel: 01933-441464 / 07584 211672  
or e-mail [sasha@harwoodsproperty.co.uk](mailto: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.