



HARWOODS

Chartered Surveyors & Estate Agents

VARIOUS OFFICE PREMISES & WORKSHOP

Offices Ranging From 8.8 sq m (95 sq ft) – 21.99 sq m (237 sq ft) approx
Workshop 64 sq m (684 sq ft) approx



**UNIT 5, BUTTERFLY EFFECT
THE OLD QUARRY
NENE VALLEY BUSINESS PARK
OUNDLE PE8 4HN**

TO LET – NEW LICENCE/LEASES

Offices from £250 - £620 per calendar month exclusive

A selection of offices constructed in the first floor mezzanine area to include LED strip lighting, carpeting, ample electric sockets, office furniture if required and the use of communal kitchen and cloakroom/wc's. Car parking to the front along with visitor parking. There is 24 hour security to the property.

Situated on the Old Quarry, Nene Valley Business Park, Oundle, with direct access to the A605 good road communications to the A1, A14 and A45 in turn leading to Peterborough, Corby, Northampton and Huntingdon.

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY

Tel: (01933) 441464

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

THE OFFICES/RENT:

Suite 1 – Red Admiral (double office with inter-connection):	19.19 sq m	207 sq ft	£540 pcm	
Suite 2 – Blue Adonis:	13.78 sq m	148 sq ft	£390 pcm	
Suite 3 – Swallow Tail:	8.8 sq m	95 sq ft	£250 pcm LET
Suite 4 – Marbled White:	18.38 sq m	198 sq ft	£520 pcm	
Suite 5 – Orange Tip:	21.99 sq m	237 sq ft	£620 pcm	

BENEFITS:

- First rate flexible business space – studios and offices
- Easy in/out Licences at affordable prices.
- One month deposit and rent paid monthly in advance.
- No utility connection costs – heating, lighting or water.
- Offices available now.
- 24 Hour security.
- God communication network from the A605.
- Superfast internet connection if required (fee applicable).
- Free on-site secure parking.

LEASE/LICENCE:

On an internal repairing and insuring basis.

TERM:

Negotiable terms with a minimum of 12 months required.

RENT DEPOSIT DEED:

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

BUSINESS RATES:

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

SERVICES:

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

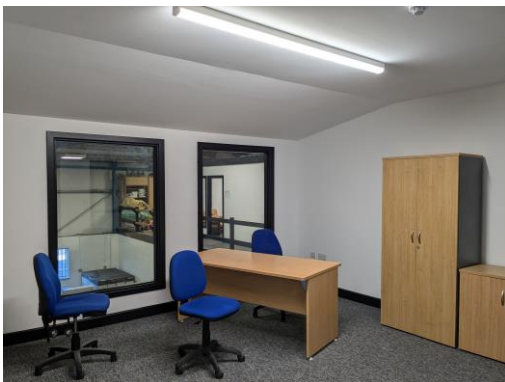
Please note that Harwoods have not tested any appliances, services or systems and therefore offer no warranty. Interested parties to satisfy themselves about the services, system or appliances.

LEGAL FEES:

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

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.