



# HARWOODS

Chartered Surveyors & Estate Agents

## COMMERCIAL WORKSHOP IN WELLINGBOROUGH

GIA 103 sq m (1108 sq ft) approx



**1A COLLEGE STREET  
WELLINGBOROUGH  
NORTHANTS  
NN8 3HF**

**TO LET – NEW LEASE - £12,000 per annum exclusive**

Harwoods are pleased to offer this spacious commercial workshop within walking distance of Wellingborough town centre. The workshop has large double entrance doors with Cloakroom/wc, kitchenette and LED lighting throughout. There is parking outside for up to two cars.

Wellingborough has good communication links via the main road network with main line railway services available a short distance away via the Midland main line.

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

**THE PROPERTY:**

Ground Floor – Entrance Area, Workshop, Cloakroom/wc, Kitchen Area.

**Outside:**

Parking for 2 vehicles to the front of the property.

**LEASE:**

New lease on full repairing and insuring basis.

**TERM:**

Negotiable terms with a minimum of 3 years required.

**RENT:**

£12,000 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. There is a £60 per month charge for water.

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:**

From information supplied from the Gov.UK website the rateable value of the property is currently £7000. 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 lease.

**ENERGY PERFORMANCE ASSET RATING:**

D-83



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

780/SW

**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.