

To Let

ATTRACTIVE / CHARACTER OFFICES

The Courtyard Orchard Hill
Little Billing NORTHAMPTON NN3 9AG



- Attractive office building
- May suit alternative uses (subject to planning)
- Available leasehold upon flexible lease terms
- Includes car parking

To Let £50,000 per annum exclusive

Location

The premises are situated on the corner of Orchard Hill and Willow Rise and lie close to both the A4500 Wellingborough Road and the A45 dual carriageway. The surrounding locality comprises a mixed range of residential and commercial properties. A wide range of local amenities can be found at the Weston Favell Shopping Centre which is only a short drive away.

Accommodation

The premises comprise adjoining brick and stone built barns that have been converted in the past to provide good quality office accommodation. In addition, there is a more modern, single storey brick built extension to the rear of the site. These buildings interconnect with one another and are situated around a central courtyard.

To the front of the site, there is a single storey building of traditional brick and stone construction, standing beneath a pitched, slated roof. This building has been sympathetically converted to retain many of the original features to include an open vaulted roof. The remaining accommodation comprises a combination of open plan and cellular offices together with kitchen and WC facilities. A good level of natural light is provided throughout whilst heating/cooling is through a combination of gas fired wall mounted radiators and air conditioning units which have been installed in some of the rooms.

Externally the premises stand upon a prominent corner site and benefit from a hard surfaced car park which provides allocated parking spaces for approximately 18 vehicles.

Areas

	Sq Ft	Sq M
Net Internal Area	4,245	394.36
TOTAL	4,245	394.36

Other Information

In accordance with Money Laundering Regulations, please be aware that any prospective purchaser will be asked to produce I.D. documentation when a sale is agreed and we ask for your cooperation in order to not delay matters.

Rent

To Let £50,000 per annum exclusive

Terms

The premises are available to lease upon flexible new terms. A new lease will be excluded outside of the Landlord and Tenant Act 1954.

Business Rates

The rates payable are an estimate only and applicants should verify with the Local Authority.

Rateable Value: £32,500

Rates Payable: £14,040

Legal costs

Each party is to be responsible for their own legal costs.

VAT

It should be noted that all figures quoted either verbally or in writing are exclusive of VAT unless specifically stated.

EPC

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Services

We understand that all mains services including water, gas, drainage and electricity are connected to the property. It should be noted that none of the services have been tested and it is up to prospective occupiers to ensure that the facilities are installed and working to their own satisfaction.

Viewing

To View and for further details please contact:

Ravi Varambhia - Underwoods

rv@underwoods.co.uk

Telephone: 01604 404060

Direct Line: 01604 774149

Charles Church - Underwoods

cc@underwoods.co.uk

Telephone: 01604 404060

Direct Line: 01604 783004



[View Location](#)



Underwoods
Shire House, Pyramid Close, Northampton NN3 8PH
Tel: 01604 404 060
Web: underwoods.co.uk

These details and description and requirements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.