

To Let

Ground Floor Rural Office Suite

Suite 3 Preston Lodge Court
Preston Deanery NORTHAMPTON NN7 2DS



- Close proximity to Northampton and good access to junction 15 of the M1 motorway
- Suite 3 within a character office building
- Rural setting
- Ample Parking

To Let £12,000 per annum exclusive

Location

The property is located to the South East of Northampton, close to the village of Preston Deanery and approximately 3.5 miles from the M1 at Junction 15. Preston Lodge Court is accessed via a well maintained drive, a short distance from the B526 Newport Pagnell Road.

Accommodation

The property comprises a ground floor office suite, located within a larger building and set within courtyard of similar buildings. There are WC's and a kitchen, shared with the other occupiers within the building.

Internally, the accommodation provides a mainly open-plan office, together with two separate partitioned offices, suitable for private meetings or individual workspaces.

Externally, there is ample car parking provided on site.

Areas

	Sq Ft	Sq M
Suite 3	634	58.9
TOTAL	634	58.9

Other Information

All lettings are subject to a performance/rental deposit being lodged with the landlord equivalent to a minimum of one quarter's rent. The ingoing tenant will also be responsible for reimbursing the landlord for the annual building insurance premium.

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 £12,000 per annum exclusive

Terms

The premises are available to lease upon flexible new terms.

Business Rates

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

Rateable Value: £5,700

Rates Payable: £0

Service Charge

A service charge is payable, excluding internet provisions/costs. Further details available upon request.

Legal costs

Each party is 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 mains services including water and electricity are connected to the property. Prospective occupiers should note 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:

Will McDonald - Underwoods

wm@underwoods.co.uk

Telephone: 01604 404060

Direct Line: 01604 774146

Charles Church - Underwoods

cc@underwoods.co.uk

Telephone: 01604 404060

Direct Line: 01604 783004



View Location



View Floorplans



View EPC



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.

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