

TO LET

B1 WAREHOUSE/OFFICE/BUSINESS SPACE With Car Parking

**1 CHAPEL LANE
HACKLETON
NORTHAMPTON
NN7 2AH**



LOCATION

The premises are located in the heart of Hackleton Village 5 miles south of Northampton on the Newport Pagnell Road to Milton Keynes.

DESCRIPTION

The property offers beautifully presented open plan, well-lit ground floor working space for business and office use with a newly installed kitchen and WC's. There is heating via gas fired radiators with a new boiler, a roller shutter door 3m wide, a two-ton hoist to loading bay, two security gates and 15 car parking spaces in the private yard to the front.

ACCOMMODATION

Total 223.48m2 (2405 Sq.Ft.)

TERMS

The premises are offered To Let on a new lease at a rent of £25,000 per annum exclusive

EPC

An EPC has been commissioned and is available upon request

VAT

The terms quoted are exclusive of any VAT that our clients may have a duty or choose to impose.

RATES

RV £5400 but we would anticipate the small business relief will be applicable if the occupier is eligible.

SERVICES

Electricity, WC's, Kitchen

COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by prior appointment with the Sole Agent:

STEPHEN CHOWN

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