

## TO LET

### MODERN OFFICE BUILDING WITH PARKING

**Rent: 12,500 pa exclusive**

**29 TUDOR COURT  
WOOTTON  
NORTHAMPTON. NN4 6FF**

#### LOCATION

Tudor Court is a well-established neighbourhood location providing office, retail and service accommodation for Wootton and the south side of Northampton.

#### DESCRIPTION

A two-storey end-of-terrace office building with double glazed window casements, gas rad central heating, perimeter trunking and w.c. and kitchen facilities. 2 car spaces are allocated to the suite with additional car parking available in the overflow car park close to the building.

#### ACCOMMODATION

Ground Floor Offices: 426 Sq.Ft.  
First Floor Offices: 470 Sq.Ft.  
Total: 896 Sq.Ft. (83.2m2)

#### TERMS

The building is offered To Let at £12,500 pa on a flexible lease.

#### RATES

The R.V. is not listed separately however we estimate it in the region of £8,000  
The building is expected to attract Small Business Rates Relief.



#### SERVICES

Electricity, Gas, Water, W.C. and Drainage

Utilities and service charge are to be paid by the tenant.

#### VAT

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

#### EPC

An EPC has been commissioned and is available to view by request.

#### COSTS

The preparation of the lease will be charged to the ingoing tenant.

#### VIEWING

Strictly by prior appointment  
with the Sole Agent:  
**STEPHEN CHOWN**  
[src@chowncommercial.co.uk](mailto:src@chowncommercial.co.uk)

