

TO LET

OFFICE/STUDIO/WORKSHOP WITH PARKING

35a Holly Road
Northampton
NN1 4QL



LOCATION

The property is situated just north of Northampton town centre with easy access to retail and leisure facilities as well as the M1 via the A45 and A43.



DESCRIPTION

A 2-storey office red brick property providing ground floor storage and workshop and garaging with first floor studio/office accommodation. Recently re-wired and re-roofed and with all new windows and doors.

ACCOMMODATION

Ground floor	107m ² (1153 Sq.Ft.)
First floor	82.7 m ² (891 Sq.Ft.)

Total: c. 2044 sq ft. (189.7 m²)

TERMS

The premises are offered on a new lease at a rent of £17,500 pa

RATES

Rateable Value: £4,600 from April 2017 – subject to SBRR

EPC: EPC Available upon request

SERVICES

All mains services are connected including 3-phase electricity.

VAT

VAT is not payable on the price.

COSTS

Each party will bear their own legal costs incurred in connection with this transaction.

VIEWING

Strictly by prior appointment with the Sole Agent:

Stephen Chown

Chown Commercial

Tel: 01604 604050

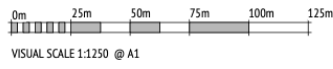
src@chowncommercial.co.uk



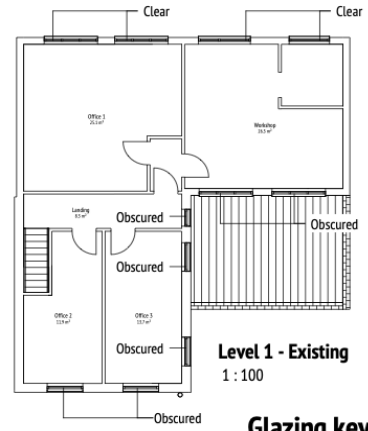
LOCATION AND LAYOUT PLAN



Location Plan
1 : 1250

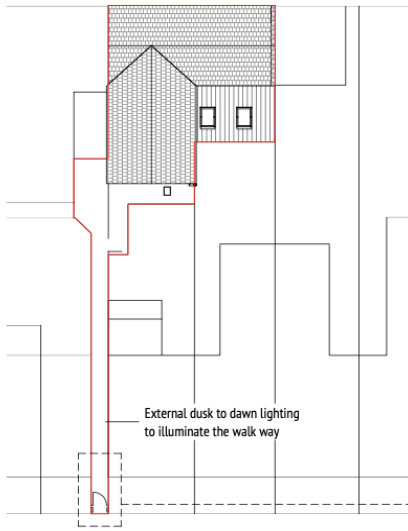
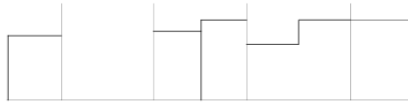


VISUAL SCALE 1:1250 @ A1



Level 1 - Existing
1 : 100

Glazing key
T = Top half of
B = Bottom half

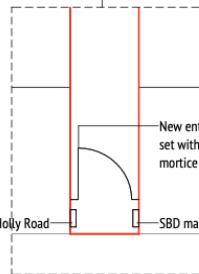


Site Plan - Proposed

1 : 200

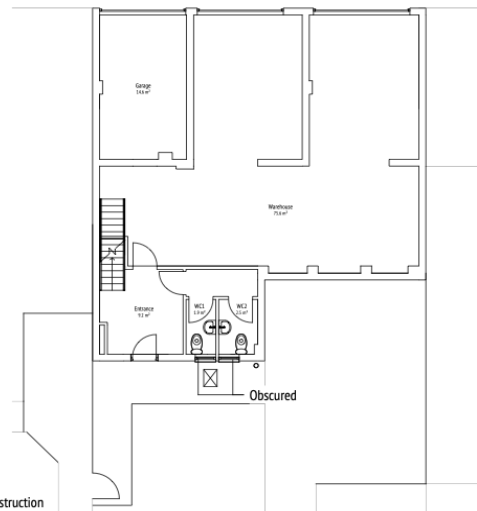
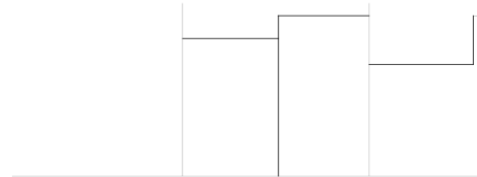


VISUAL SCALE 1:200 @ A1



New entrance door metal in construction set within a metal frame with a key to key mortice lock - slam to lock configuration.

SBD mailboxes for 35 Holly Road — SBD mailboxes for 35 Holly Road



Level 0 - Exi
1 : 100