

TO LET

Ground floor office suite

**SUITE D2, CATHERINE HOUSE
HARBOROUGH ROAD
BRIXWORTH
NORTHAMPTON NN6 9BX**

525 sq ft



LOCATION

The suite is located in the village of Brixworth, 8 miles North of Northampton with access to the A14, M1& M6 via the A508 and Jn 2 of the A14. Brixworth sits in open countryside and has attracted a number of motorsport and high performance occupiers.

DESCRIPTION

A modern brick-built office premises under a pitched profile roof providing office suites on the first floor. The premises provide well-fitted, fully carpeted office space incorporating suspended ceilings, recessed category II lighting and raised access floors. Each floor has WC and kitchenette. There is a security-controlled reception. Heating and cooling via ceiling mounted air conditioning units. Adjacent to the building is allocated parking.

PLAN



TERMS

The suite is available on a new lease drawn on full repairing and insuring term, subject to service charge. Rent £6,500 per annum exclusive.

RATES

Rateable Value: £5,600.

EPC RATING

An EPC has been commissioned and is available upon request.

SERVICES

Electricity, Water and Drainage.

VAT

VAT will be charged

VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the sole agent:

Stephen Chown

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