

TO LET

**2 WELL LANE
ROTHWELL
NORTHAMPTON
NN1**

WITH LARGE SECURE CAR PARK

Suitable for schools, museums, galleries (not for sale), libraries, halls, places of worship, church halls, law courts, non-residential education and training centres

LOCATION

The property is located just of the historic market square of Rothwell with easy access to the A14 and the major road network beyond.

ACCOMMODATION

Ground floor:	233.75m ²	(2,515 Sq.Ft.)
First floor	233.75m ²	(2,515 Sq.Ft.)
TOTAL:	467.5m ²	(5,030 Sq.Ft.)

TERMS

The property is available To Let on terms to be agreed.

AMENITIES

Double glazing, gas fired radiator central heating, car parking for 10 cars in a secure, fenced yard.

RENT

£30,000pa

EPC

Available upon request



RATES

VOA Website shows separate listings for each floor.

VAT

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

VIEWING

Strictly by prior appointment with the sole agent

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