First Floor Office Suite To Let
Bath Road | Kettering | NN16 8NQ

• Self-contained office of 900 ft² (83.64 M²)
• Open planned space with 2 separate rooms
• Rent includes utilities and building insurance
• Allocated parking up to 5 spaces
Location
The property is located east of the Town Centre off Montagu Street and within walking distance of the main shopping facilities with local amenities nearby.

The property has other commercial occupiers nearby to include leisure and tyre fitters along with residential premises further north along Bath Road.

Kettering has an estimated population of circa 100,000 according to ONS UK.

Description
The office forms part of a larger brick built office premises which houses Timsons offices along with some other local office occupiers. The suite comprises LED lighting to the suspended ceiling and carpeted floors and air conditioning unit (untested). The space is mainly open planned with two additional side rooms and an open planned refurbished Kitchen within the office space. The tenant will have access to communal toilet facilities.

Up to 5 car parking spaces are available with the suite.

Additional spaces are available by way of separate negotiation.

Accommodation
The property has been measured on a net internal basis and is approximately 900ft² (83.64m²)

Terms
The property is available by way of an internal repairing lease at an asking rent of £10,000 per annum including utilities but excluding phone and broadband.

Business Rates
The property is currently being re-assessed but it is expected to sit below the threshold allowing interested parties to be exempt from rates if eligible. Parties should carry out their own checks via the local authority.

Planning
The property benefits from office consent.

Services
We understand that all main services are connected to the property but have not been tested by the Agent.

Service Charge
Included within the rental cost.

Legal Costs
Each party is to bear its own costs. However, the ingoing tenant is to provide an undertaking to cover the landlord's reasonable abortive costs.

VAT
VAT is applicable to the rent.

EPC
An EPC is not required for this property due to the size.

Local Authority
Kettering Borough Council, Municipal Offices, Bowling Green Road, Kettering, Northamptonshire, NN15 7QX—
Tel: 01536 410333.

To book a viewing, please contact:
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