

The Hatchery South

Quinton Green Park • Quinton • NN7 2EG



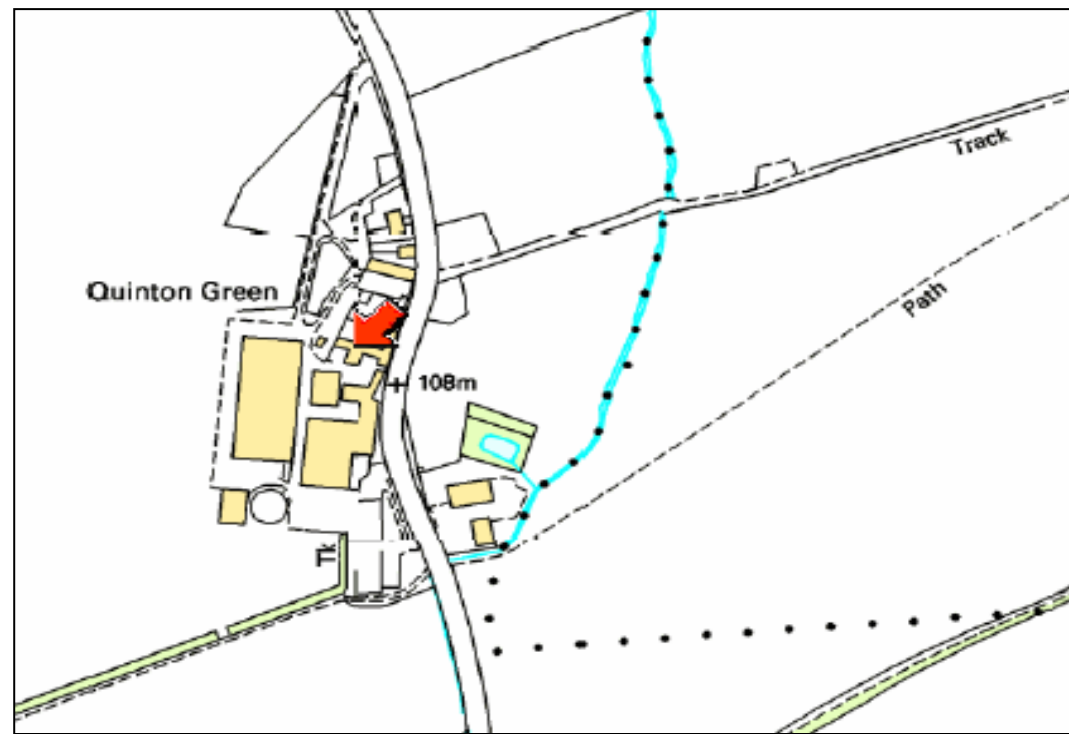
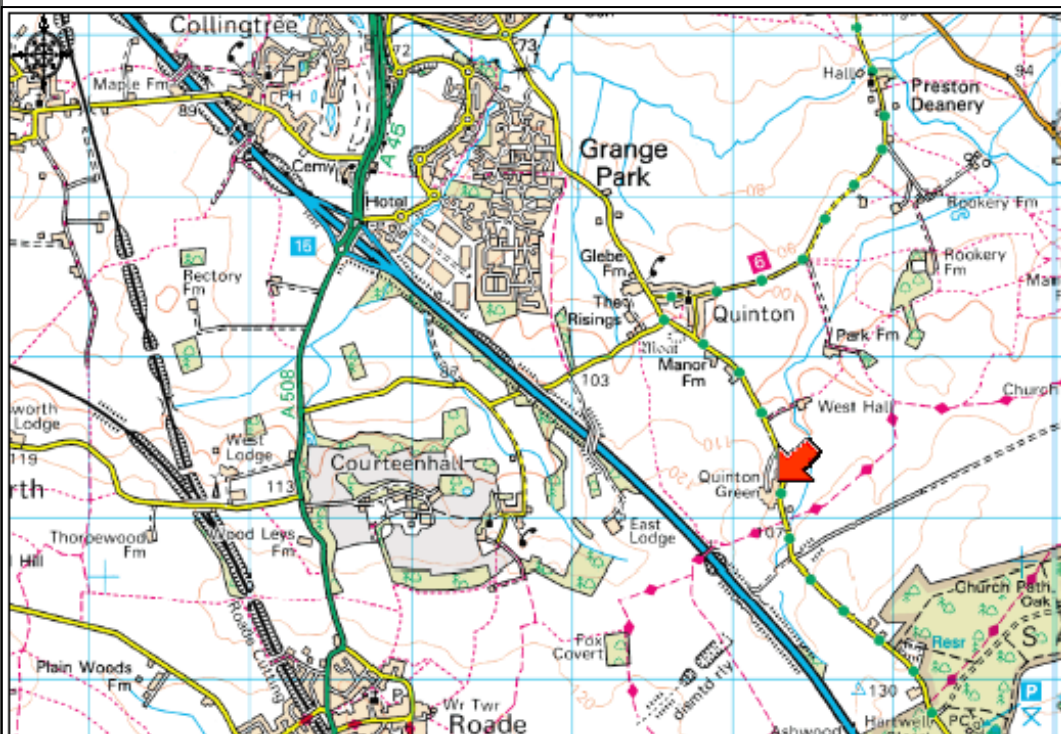
488 sq ft (43 sq m)

**Fully Refurbished Self-Contained
Rural Office**

TO LET

Available on a new flexible lease at a quoting rent of £12,000 exclusive

- High quality modern office accommodation
- Tranquil rural location
- Extensive on-site car parking
- Excellent broadband speeds available



Location

Quinton Green Park is situated approximately 0.5 miles to the Southeast of Quinton Village.

The location offers excellent access to Junction 15 of the M1 Motorway (approx. 3 miles), and Northampton Town Centre approx. 5 miles to the Northwest.

Milton Keynes is also easily accessible via the A508.

Description

A conversion of an existing stable building to include:

- LED Lighting
- Carpeting throughout
- Perimeter trunking
- Extensive on-site car parking
- High speed broadband available
- Kitchen and WC facilities

Accommodation

	Sq Ft	Sq M
The Hatchery South	488	43
Total	488	43

The areas are expressed on a gross internal basis and are approx. having been rounded.

Anti-Money Laundering

TDB Real Estate are obligated to comply with the EU's 5th Money Laundering Directive. For further information visit www.tdbre.co.uk/antimoneylaundering/.



Terms

The property is available on a new lease on effective internal repairing and insuring terms for a number of years to be agreed at a rent of £12,000 per annum exclusive.

Rates

The current rateable value of the property is £3,550. Rates payable for the current financial year April 2024 – March 2025 equate to £1,771 approximately. Interested parties are advised to make their own enquiries of West Northamptonshire Council on 0300 126 7000.

VAT

The ingoing tenant will be responsible for the payment of any VAT.

Services

Mains electricity and water are available. It should be noted that the services or service installations have not been tested, but are assumed to be in good working condition. The prospective tenants however should satisfy themselves in this regard.

Legal Costs

Each party to pay their own legal costs in relation to any transaction.

EPC

The premises have an EPC rating of C-6. A certificate is available on request.

Viewing

Viewing and further information via the sole agents:



Chris Drummond
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Oliver Thompson
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