# **Crabtree Office**

Quinton Green Business Park • Quinton • Northampton • NN7 2EG





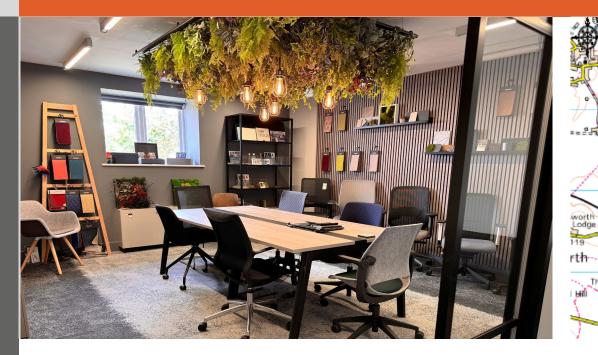
**1,212 sq ft** (112.56 sq m) **HIGH QUALITY RURAL OFFICE ACCOMMODATION** 

**TO LET** 

### Available on a new FRI lease at a rent of £22,000 pax

- Modern office accommodation
- Tranquil rural location
- Extensive on-site car parking
- Excellent broadband speeds available

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# Location

Quinton Green Business Park is situated approximately 0.5 miles to the South East 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 North West. Milton Keynes is also easily accessible via the A508.

Approximate travel times by car:

- M1 Junction 15 6 minutes
- Northampton Town Centre 14 Minutes
- Towcester 18 Minutes
- Milton Keynes Town Centre 25 Minutes

# **Service Charge**

A service charge will be levied to cover the cost of maintaining all the common areas and service costs. Costs are available on application.

# **Description**

The accommodation is located over the ground and first floor which is fitted out to a high standard to include:

Thorpewood

West Lodg

L 11

od Levs.

Courteenhall

- Lighting and comfort cooling
- Carpeting throughout
- Raised access flooring
- Extensive on-site car parking
- High speed broadband available
- Kitchen and WC facilities

#### **Terms**

The property is available by way of a new full repairing and insuring lease for a number of years to be agreed at a rent of  $\pounds 22,000$  plus VAT per annum.

# Accommodation

Grange Park

ings &

East

Quinton

Quinton

Green

Manor T Fm Perk Fm

West

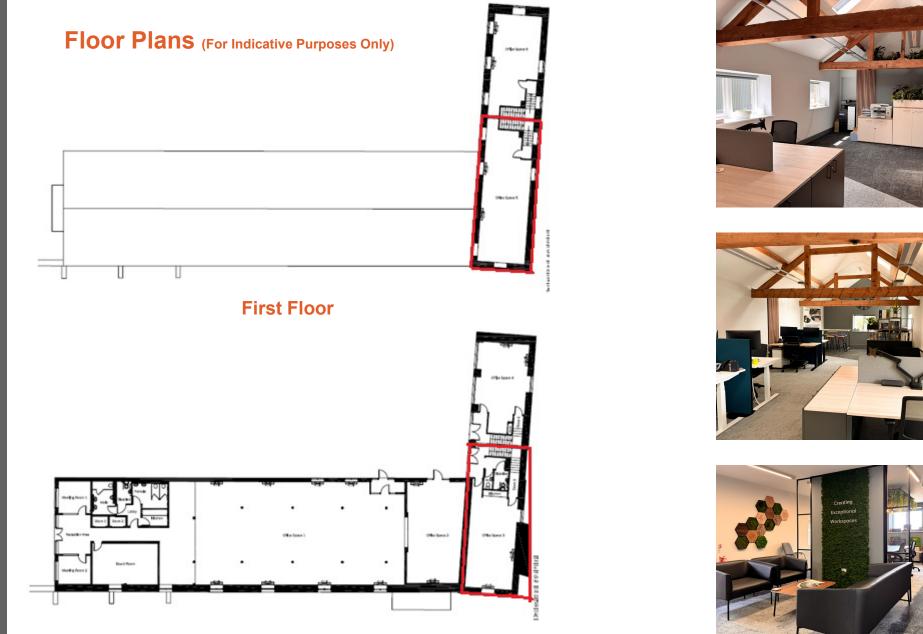
	Sq Ft	Sq M
Ground Floor	479	44.49
First Floor	733	68.07
Total	1,212	112.56

Preston Deanery

Rookery

The property areas are expressed on an approximate net internal basis.





**Ground Floor** 

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# 108-30 107.04

# **Rates**

The rateable value is £11,500. Rates payable for the current financial year April 2024 - March 2025 equate to £5,738 approximately. If this is your only business premises no rates will be payable under current government legislation

Interested parties must verify that this information is correct, by enquiring on Tel. 01933 231691.

# VAT

The tenant will be responsible for payment of any VAT which the landlord may have an obligation to or choose to impose

# 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/anti-money-laundering/.

# **Services**

Mains electricity and water are available at Quinton Green. Drainage is to a Biodisk waste management system and there is no gas supplied to the site. 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 will be responsible for their own legal and surveyors' costs.

**EPC** 

The premises have an EPC rating of B-50. A certificate is available on request.

# Viewing

Viewing and further information via the sole agents:



oliver@tdbre.co.uk

iack@tdbre.co.uk

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