

Crabtree Office

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

TDB
Real Estate

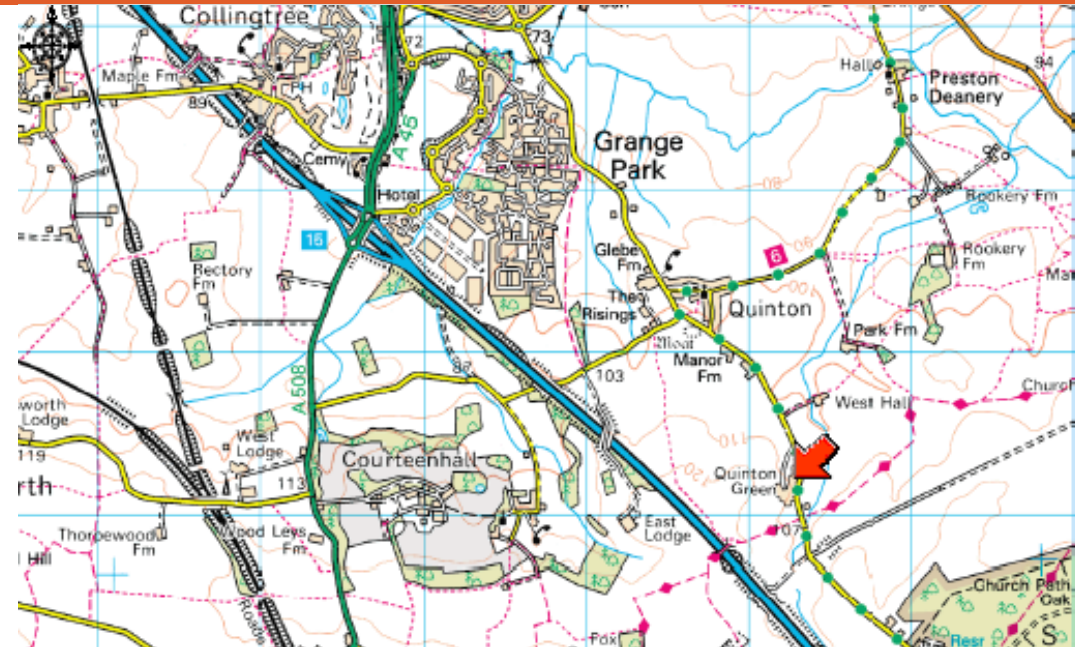


1,212 sq ft (112.56 sq m)
**HIGH QUALITY RURAL OFFICE
ACCOMMODATION**

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



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:

- 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 £22,000 plus VAT per annum.

Accommodation

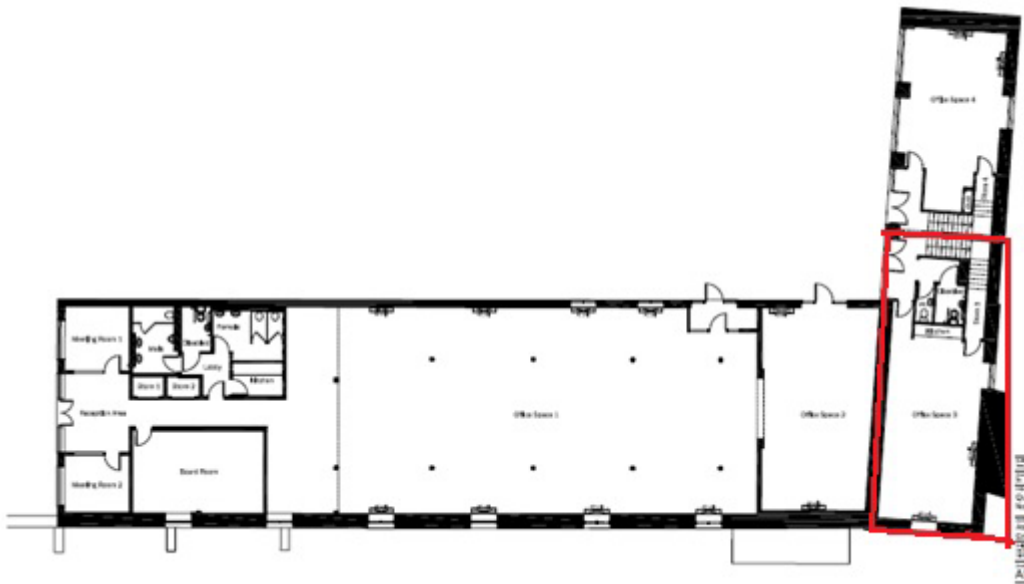
	Sq Ft	Sq M
Ground Floor	479	44.49
First Floor	733	68.07
Total	1,212	112.56

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

Floor Plans (For Indicative Purposes Only)



First Floor



Ground Floor





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:



Chris Drummond
chris@tdbre.co.uk

Oliver Thompson
oliver@tdbre.co.uk

Jack Brown
jack@tdbre.co.uk