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YOUR COMMERCIAL PROPERTY SPECIALISTS

COMMERCIAL • INDUSTRIAL • RETAIL • DEVELOPMENT • INVESTMENT

TO LET WORKSHOP/OFFICE PREMISES



**2A ROE ROAD
NORTHAMPTON
NN1 4PJ**

- GROUND AND FIRST FLOOR ACCOMMODATION
- NET INTERNAL AREA 551 SQ FT / 51.23 SQ M
- INCORPORATING KITCHEN FACILITIES AND W.C
- OFF-ROAD PARKING FOR 2 CARS

AVAILABLE TO LET ON TERMS TO BE AGREED AT £4,950 PER ANNUM EXCLUSIVE.



RICS

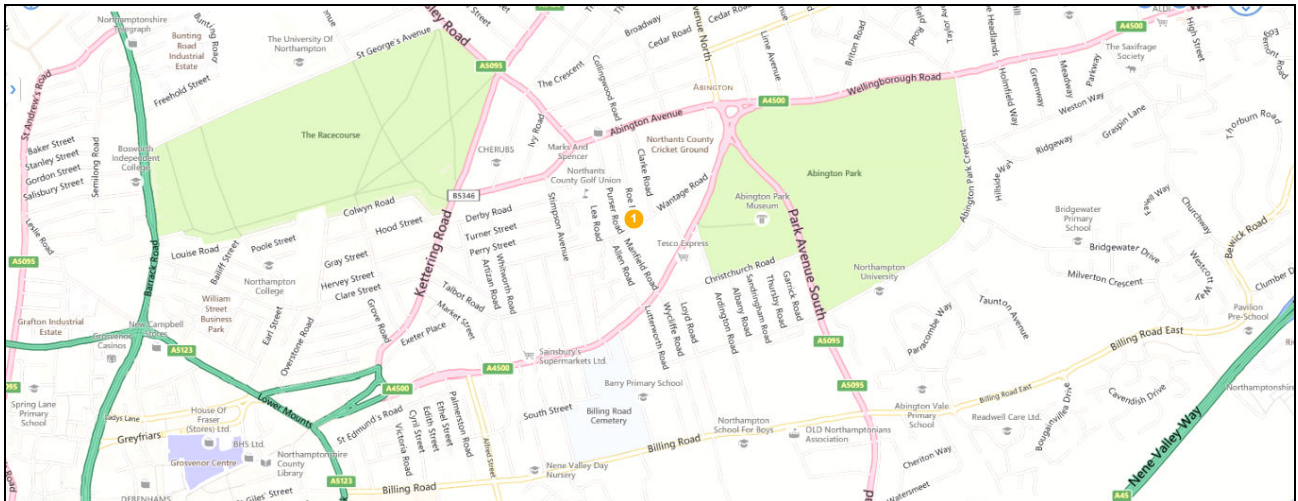
TEL: 01604 639657

www.hadlands.co.uk

LOCATION

Northampton is one of England's fastest growing towns and is the strategic location for many national organisations as their central hub for business. Northampton has excellent rail and road communications, with hourly train services to London and road links to the M1 at Junctions 15, 15a & 16 and additionally to the A14 in the North. The property is located on the south side of Roe Road with links on to Wellingborough Road and also Kettering Road from Abington Avenue and. Abington Park and shopping facilities located on Wellingborough Road are roughly a 5 minute walk away. Northampton town centre is approximately 1 mile away.

MAP



DESCRIPTION

The property comprises ground and first floor accommodation, with kitchen and W.C. facilities located on the ground floor. There is currently a stud-partition which could well be removed/re-positioned to make better use of the space available. Externally there is a hard surfaced yard area suitable for parking for a minimum of 2 cars.

ACCOMMODATION

The accommodation is presently arranged as follows:-

Ground Floor:	35.62 sq m	383 sq ft
First Floor:	15.61 sq m	168 sq ft
Total:	51.23 sq m	551 sq ft

TERMS

The accommodation is available to let on terms to be agreed at £4,950 per annum exclusive.

RATES

Rateable Value (Estimated): £2,550

Rates Payable 2014/2015: £1,201

Excludes Small Business Rates Relief which may apply depending on eligibility.

The Rates Payable figure is an estimate. It does not take into account any Transitional Arrangements. It is important that interested parties verify this information with Northampton Borough Council Rating Department on (01933 231691).

VAT

The rental price quoted excludes any VAT which the landlord may have a duty or choose to impose.

VIEWING

Strictly by appointment through the Sole Agents:



Tel: 01604 639657

Director: Peter Castle B.Sc. M.R.I.C.S



Consultant: Tim Hadland B.Sc (Est. Man), F.R.I.C.S.

Misrepresentation Act: Hadland for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Hadland has any authority to make or give any representation or warranty whatsoever in relation to this property.

Value added tax: Value added tax may be payable on the purchase price and/or on the rent and/or on the other charges or payments. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate advice.

