

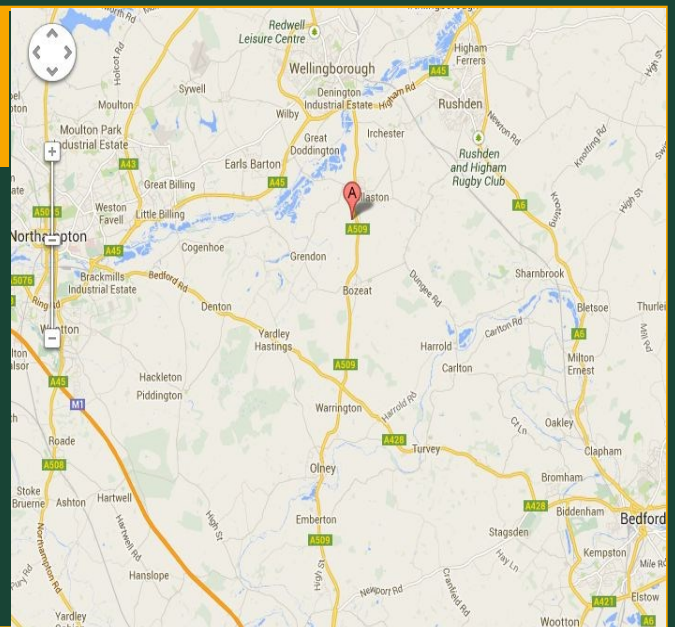
Bull End | Strixton Manor Business Centre |  
Northamptonshire | NN29 7PA

TO LET



599 sq. ft. (55.64 sq. m.) high specification office in a unique location

- On site parking and high speed internet readily available on site
- Excellent access to Northampton, Bedford and Wellingborough
- Available on a new lease at a rent of £8,000 per annum exclusive



**BERRYS**

PROPERTY | BUSINESS | PLANNING

[berrys.uk.com](http://berrys.uk.com)

Oak House, 32 Ashby  
Road, Towcester  
Northamptonshire,  
NN12 6PG  
Tel:01327 356140



## LOCATION

Strixton is conveniently located next to the A509, providing easy access to Wellingborough, the A45, M1 and A14. Strixton Manor Business Centre is in a superb rural setting.

## DESCRIPTION

The property consists of a single storey traditional brick barn sympathetically converted. The site is accessed via an electronic security gate and occupiers on the site include architects, recruitment and other marketing, IT and web based companies.

The premises benefits from a good quality of fit out. There are exposed timber beams, full central heating and excellent broadband available on site. There is allocated and additional car parking on site.

## ACCOMMODATION

The property provides open plan office accommodation of 599 sq. ft. (55.64 m<sup>2</sup>). There are disabled WC facilities and a kitchen.

## SERVICES

The property is connected to mains electricity and gas, however these have not been tested by the agent.

## LEGAL COSTS

Each party is to bear their own legal and professional costs incurred in the transaction.

## RENT

£8,000 per annum exclusive of VAT.

## TERMS

The property is available on a new lease with terms to be agreed.

## VAT

All prices are quoted exclusive of VAT which will be chargeable.

## PLANNING

The property has consent for office use, 'B1 Business', under the Town and Country Planning (Use Classes) Order 1987 (as amended).

## BUSINESS RATES

The property is assessed with a rateable value of £5,600 for rating purposes. The ingoing tenant may be eligible for small business rate relief. We advise interested parties to make their own enquiries with the Borough Council of Wellingborough.

## LOCAL AUTHORITY

Borough Council of Wellingborough, Swanspool House, Doddington Road, Wellingborough, NN8 1BP. Tel: 01933 229777

## SERVICE CHARGE

There will be a service charge to cover the buildings insurance, water, sewerage and maintenance.

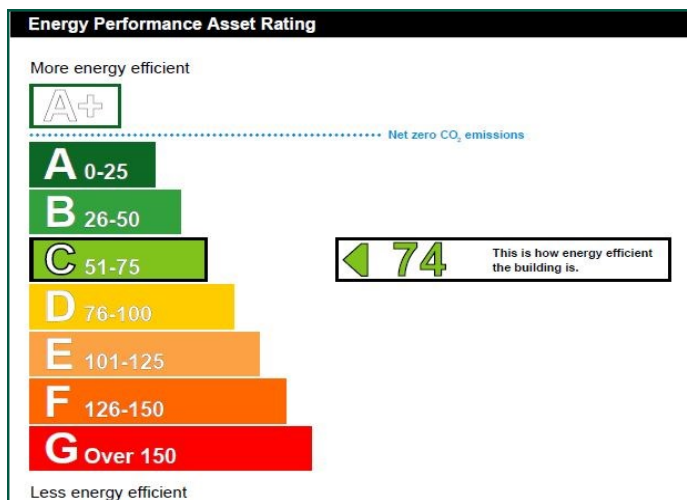
## VIEWING

Strictly by appointment via the sole agent.

Duncan Batty MRICS  
01327 356140  
duncan.batty@berrys.uk.com

Ella Bowen  
01327 356243  
ella.bowen@berrys.uk.com

More information can be found on the Business Centre website via the following link:  
[www.strixtonmanor.co.uk](http://www.strixtonmanor.co.uk)



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