

Property Particulars



Gorell Barnes
CHARTERED SURVEYORS

1A STATION ROAD, KETTERING, NORTHANTS NN15 7HH



**RENTAL - £13,750
PER ANNUM ALL
INCLUSIVE**

To include electric, water,
rates, maintenance,
insurance and VAT, etc.

TYPE OF PROPERTY OFFICES

LOCATION IDEAL FOR TOWN CENTRE, TRAIN
STATION & A14

ACCOMMODATION GROUND & FIRST FLOOR
67.3 M² - 724 SQ FT

EPC TO BE PROVIDED

TENURE LEASE – 5 YEARS SUGGESTED

VAT APPLICABLE, BUT INCLUDED IN THE RENT

LEGAL COSTS INGOING TENANT TO MAKE A
CONTRIBUTION TO LANDLORD'S REASONABLE COSTS

SERVICES MAINS

VIEWING VIA SOLE AGENT ON 01536 330100 /
john@gorellbarnes.com /
ON SITE - SOLUS

DESCRIPTION

★ REFURBISHED

★ PARKING – 2 PLUS CARS

★ RECEPTION / MEETING ROOMS

★ IDEAL FOR TOWN CENTRE

★ IDEAL FOR STATION

★ JUST OFF BOWLING GREEN ROAD

★ JUST OFF NORTHAMPTON ROAD

★ IDEAL FOR A14

★ SECURE SHARED YARD

★ HOT WATER RADIATOR CENTRAL
HEATING

TOWN CENTRE



RAILWAY STATION

PROPERTY SERVICES

- ★ Valuation
- ★ Relocation
- ★ Sales & Lettings
- ★ Development
- ★ Investment
- ★ Acquisition
- ★ Rating Reductions
- ★ Management
- ★ Building Surveying
- ★ Planning
- ★ Landlord and Tenant
- ★ Lease Restructuring
- ★ Unique Property Marketing

MISDESCRIPTIONS ACT

Misrepresentation Act: Gorell Barnes Chartered Surveyors trading for themselves and for their vendors or lessors of this property whose agents they are give notice that (1) these particulars are set out as a general outline only for the guidance of prospective purchasers or lesser and do not constitute the whole or any part of an offer or contracts (2) all descriptions, dimensions, reference to conditions, necessary permissions for use and occupation and other details contained therein are given without responsibility and prospective purchasers or lessees must not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the accuracy (3) no employee of Gorell Barnes Chartered Surveyors has any authority to make or give any representation or warranty or enter into any contract whatever the relation to the property (4) rents or prices quoted in these particulars may be subject to VAT in addition.



AMBASSADORS
&
NORTHAMPTONSHIRE

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