

Property Particulars



Gorell Barnes
CHARTERED SURVEYORS



THE YARDS BUSINESS CENTRE 11 MARKET STREET, KETTERING, NORTHANTS NN16 0AH

**SUITE 6 – 192 SQ FT
£350 per month ALL INCLUSIVE**

(Of Rates, Insurance, Heating, Lighting, Electricity,
Water Bills, Telephone line rental, Management,
Repairs, Cleaning, etc)

TYPE OF PROPERTY NEW REFURBISHED
SERVICED OFFICE SUITE

LOCATION THE YARDS BUSINESS CENTRE
MARKET STREET, KETTERING NN16 0AH

ACCOMMODATION LARGEST SUITE AVAILABLE

EPC AWAITED

TENURE FLEXIBLE ALL INCLUSIVE. LICENCES OF 6
MONTHS (OCCUPATION THEREAFTER CAN CONTINUE)

VAT NOT APPLICABLE

LEGAL COSTS NOT APPLICABLE

SERVICES MAINS WATER, ELECTRICITY, DRAINAGE,
RATES, INSURANCE, REPAIRS & DECORATION INC.

RATES N/A

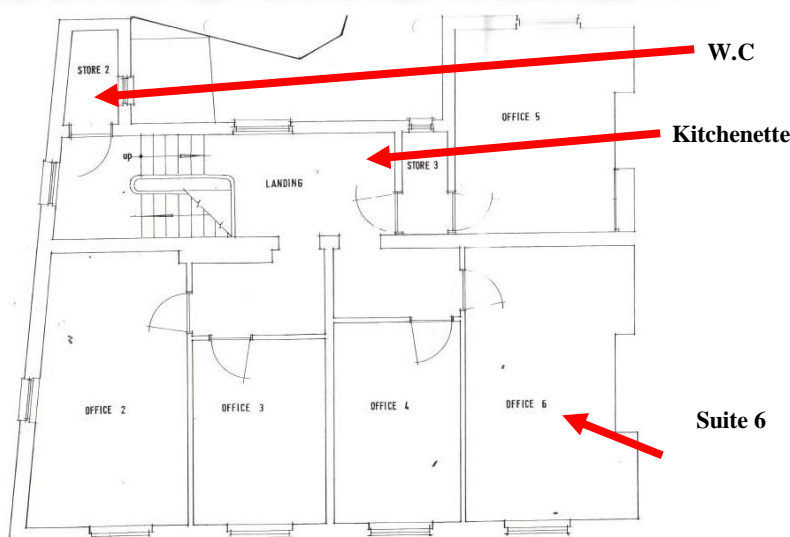
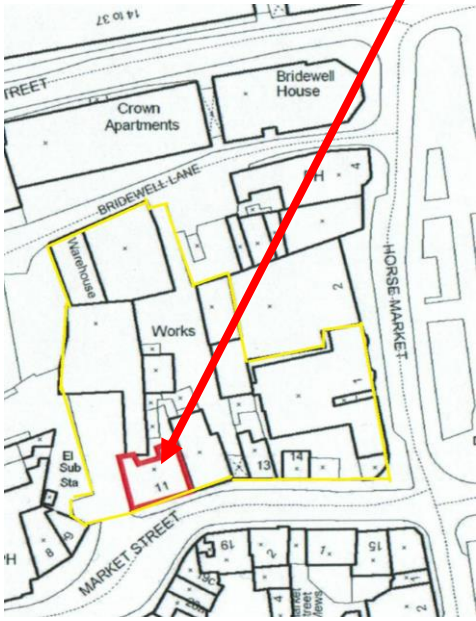
VIEWING SOLE AGENTS
01536 330100 / john@gorellbarnes.com

NB: The Principal of Gorell Barnes has a financial
interest in No. 11.

DESCRIPTION

- ★ HIGHLY PROMINENT & ADJACENT THE
YARDS SHOPPING/LEISURE FACILITY
- ★ FULLY REFURBISHED – NEW CARPETS,
RECENTLY DECORATED, ETC
- ★ IDEAL FOR PROFESSIONAL USE. HIGH
PROFILE INC COMPANY SIGNAGE
- ★ LADIES & GENTS W.C'S
- ★ INTERNET/COMPUTER CABLED &
TELEPHONE POINTS – LINE RENTAL INC.
- ★ NEW CARPETS
NEW LED LIGHTING
- ★ NEW INDEPENDENT HEATING
REWIRED
- ★ NEARBY OCCUPIERS INCLUDE LLOYDS
BANK & BARCLAYS
- ★ VERY CLOSE TO THE HIGH STREET
(WATERSTONES, ETC)
- ★ IN REFURBISHED HISTORIC AREA &
RESTAURANT QUARTER & LIBRARY
- ★ NEARBY PARKING INCLUDES LONDON
ROAD & QUEEN STREET

**THE YARDS BUSINESS CENTRE
11 MARKET STREET
KETTERING, NORTHANTS NN16 0AH**



PROPERTY SERVICES

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

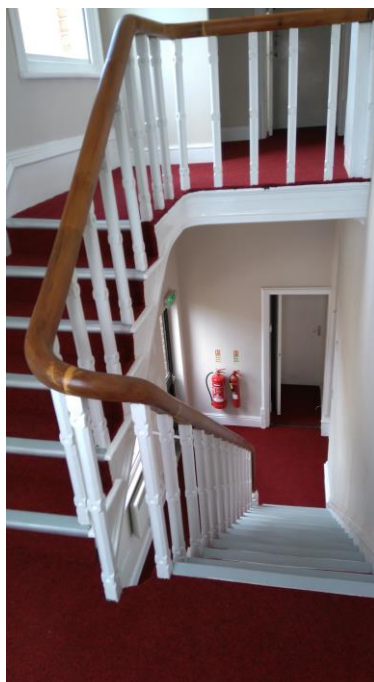
MISDESCRIPTIONS ACT

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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ENTRANCE - ATTRACTIVE VICTORIAN FEATURES