

To Let

Modern Starter Unit

1,240 sq ft (115.94 sq m)



UNIT 6, PIPEWELL ROAD INDUSTRIAL ESTATE. DESBOROUGH, NORTHANTS NN14 2SW



LOCATION

The small industrial estate is situated within pleasant rural surroundings, located approximately half mile north east of Desborough, which benefits from a range of local amenities and access to the A46 and the A14/M1 link road.

DESCRIPTION

The unit is of single storey brick construction under a pitched profile steel clad roof, incorporating 10% translucent roof lights, benefiting from a roller shutter door and separate personnel doors, substantial loading/unloading and parking facilities. Internally, the unit benefits from a toilet with wc and hand basin and stud framed partitioning forming office with a further office above, an intruder alarm, electrically operated unit heater in the warehouse and air conditioning in the mezzanine office.

The Unit is suitable for manufacturing and service industries (not retailing)

ACCOMMODATION

Total Gross Internal Floor Area 1,248 sq ft (115.94m²)

Including:-

Office	-	165 sq ft (15.33m ²)
Mezzanine Office	-	155 sq ft (14.4m ²)
Mezzanine Storage	-	195 sq ft (18.12m ²)

TERMS

The property is offered on a new 6 year FRI lease, subject to upward only rent review at the end of the third year with a tenant only break option during the first 3 years on giving no less than 3 months written notice at an

initial rent of £5,920 per annum exclusive, payable monthly in advance by standing order.

The lease will include a provision allowing the landlord to introduce a service charge when all leases on the estate incorporate similar provisions.

The Provisions of Sections 24-28 inclusive of the Landlord and Tenant Act 1954 are to be excluded.

DEPOSIT

An initial deposit is required equating to 2 months rent, refundable if the premises are left in a satisfactory condition on vacating.

RATEABLE VALUE

We have been informed by the Local Rating Authority that the property is currently assessed as follows:

Rateable Value £5,500

Interested parties should confirm rating details and seek advice on a split of the assessment with the Kettering Borough Council.

LEGAL COSTS

The incoming tenant will be responsible for the landlord's legal costs of £250.00 incurred in connection with the new lease.

VAT

It should be noted that the figures quoted are exclusive of any VAT that the Landlord may have a duty of choose to impose.

A CODE OF PRACTICE FOR COMMERCIAL LEASES

Gordon Commercial encourages all landlords and tenants to consider the recommendations of this publication – applicants should enquire directly of the agents to discuss specific terms. For further information please visit www.commercialleasecodeew.co.uk.

VIEWING AND FURTHER INFORMATION

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Value Added Tax: VAT maybe payable on the purchase price 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 taking professional advice.

A Code of Practice for Commercial Leases: Gordon Commercial encourage all landlords and tenants to consider the recommendation of this publication – applicants should enquire directly to the agents to discuss specific terms. Further information visit www.commercialleasecode.co.uk



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**Unit 6 Pipewell Road
Desborough
NN14 2SW**

Date

Scale

Dwg. No.

Drawn



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