

# To Let

## Modern Starter Unit

1,019 sq ft (94.67 sq m)



### UNIT 7, 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 door, 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 and an intruder alarm.

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

#### ACCOMMODATION

Total Gross Internal Floor Area 1,019 sq ft (94.67m<sup>2</sup>)

Including:-

Office	-	304 sq ft (28.24m <sup>2</sup> )
Warehouse/production	-	364 sq ft (33.82m <sup>2</sup> )
Mezzanine Office	-	161 sq ft (14.96m <sup>2</sup> )
Mezzanine Storage	-	108 sq ft (10.03m <sup>2</sup> )

#### TERMS

The property is offered on a new 6 year FRI lease, subject to upward only rent reviews 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 £4,960 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.

#### SERVICES

The property has the benefit of mains water and electricity. Three phase electricity is available for connection to the unit.

#### 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 for rating purposes at £4,450 rateable value.

Interested parties should confirm rating details with the Kettering Borough Council.

#### LEGAL COSTS

The ingoing 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.commercialleascodeew.co.uk](http://www.commercialleascodeew.co.uk).

#### VIEWING AND FURTHER INFORMATION

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**Unit 7 Pipewell Road  
Desborough  
NN14 2SW**

Date

Scale

Dwg. No.

Drawn



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