

To Let



Town Centre Offices with car parking

526 sq ft (48.86 sq m)

First Floor Beeswing House, 31 Sheep Street, Wellingborough
Northants, NN8 1BZ



Location

Beeswing House is situated in the centre of Wellingborough on the corner of Sheep Street and Tithe Barn Road opposite the Swansgate Shopping Centre.

Description

Beeswing House is a modern three storey office building with entrance from Sheep Street and rear on site car parking approached via Tithe Barn Road. The building is within close proximity of a free multi-storey car park on Commercial Way and a surface car park to the rear of the Council offices.

The Office Suite has carpet flooring and benefits from fluorescent electric lighting and electric night storage heaters. The accommodation includes entrance, and three individual offices.

ACCOMMODATION

The accommodation is situated on the first floor providing 526 sq. ft. (48.86 sq. m)

TERMS

The accommodation is available on a new flexible effective full repairing and insuring lease with incentives available. Contact us for details

SERVICE CHARGE

A service charge applies with details available on request

RATEABLE VALUE

We have been advised by the Local Rating Authority that the Rateable Value applied to the suite is £4,300

Interested parties should confirm rating details and amounts payable with the Rating Authority On 01933 231691

LEGAL COSTS

The ingoing tenant will be responsible for both parties' reasonable legal costs.

VAT

It should be noted that the figures quoted are exclusive of any VAT that the landlord may have a duty or 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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Gordon Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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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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**BEESWING HOUSE
31 SHEEP STREET
WELLINGBOROUGH
NN8 1BZ**

Date
Scale
Dwg. No.
Drawn



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tel: 01933 277600
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