

Open planned office suite

Flexible
lease
terms



TO LET Two Storey Commercial
2,200 sq.ft (204.6 sq.m)

Unit 15 Barnwell Court, Mawsley **NN14 1FG**

- Courtyard scheme anchored by One Stop with other local occupiers
- Two open plan areas with WC's & Kitchen to each floor
- 3 allocated car parking spaces

BERRYS

01536 517777
berrys.uk.com

LCP

020 7233 5255
www.lcpproperties.co.uk

DESCRIPTION

The property is a modern red brick two storey commercial premises protected via a tiled pitched roof. It was last used as a Nursery and comprises two open planned areas to both floors along with WCs and small kitchen facilities per floor. To the first floor are two additional rooms created with stud walling.

LOCATION - NN14 1FG

Barnwell Court is located within the new village of Mawsley with some 950 homes - near Kettering in Northamptonshire, just off the A43 (the main Kettering to Northampton road), just a few miles west of Kettering town centre.

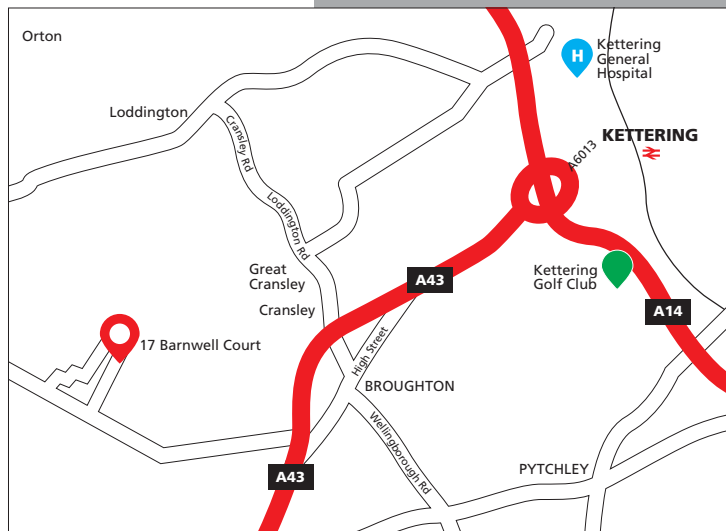
ACCOMMODATION

Two storey modern commercial premises suitable for alternative uses STPP which is approx. 1,100 sq.ft per floor, allocated parking on site.

The property has been measured on a net internal basis and is as follows:

(Approximate GIA)

	sq.ft	sq.m
Ground Floor	1,100	102.3
First Floor	1,100	102.3
TOTAL	2,200	204.6
Rent	£18,000 per annum	



RENT & RATES

Rent excludes service charge, insurance and VAT. The property is elected for VAT. Car parking and business rates available on application.

SERVICE CHARGE & INSURANCE

The offices participate in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

ENERGY PERFORMANCE

The offices have an EPC rating of 38, Band B Further information available upon request.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of the lease.

VIEWING

Strictly via prior appointment:

BERRYS

01536 517777

berrys.uk.com

Kevin O'Dell
01536 213176
kevin.odell@berrys.uk.com

Unit 15 Barnwell Court, Mawsley NN14 1FG

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020 7233 5255
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Toby Sagers 07776 964071
TSagers@lcpproperties.co.uk