



OFFICES TO LET

STABLE OFFICES

Nether Heyford, NN7 3LB

Stable Offices comprises a late Victorian structure located in a stunning country estate providing four separate refurbished office units which are available to let individually or as a whole. The property is a delightful stable conversion constructed in the Arts & Crafts style from solid English bond facing brick beneath steeply pitched roofs with bonnet hips and decorative ridges. The property retains many period features including an original JW Benson turret clock.

- Victorian Arts & Crafts property in a country estate setting
- Kitchen and WC facilities
- Available as a single let or as individual units
- Rents from £350/pcm inclusive
- Unit sizes from 173sqft (16.1sqm) to 222sqft (20.6sqm)

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 **DAVID COSBY**
CHARTERED SURVEYORS

Stable Offices

Nether Heyford, NN7 3LB

Description

Available as individual office lets or as a whole. Stable Offices provide the perfect opportunity for new start up businesses, or a larger established business, seeking accommodation in a beautiful rural setting with good commuting links.

Accommodation:	Sq. ft.	Sq. m.
Unit 1	222	20.6
Unit 2	173	16.1
Unit 3	182	16.9
Unit 4	196	18.2
TOTAL NIA	773	16.9
TOTAL GIA	936	87.0

Location

Nether Heyford is located to the west of Northampton in the valley of the river Nene and is bordered by the Grand Union Canal. The unit itself benefits from a tranquil country estate location on the edge of a village but with all the advantages of easy access for commuting being conveniently close to the M1 and A5, equi-distance between Northampton (7 miles), Towcester (7 miles), and Daventry (7 miles).

EPC

Rating D - Valid to 09.10.31

Rent

Unit 1 - £450/pcm

Unit 2 - £350/pcm

Unit 3 - £350/pcm

Unit 4 - £400/pcm

VAT

All prices quoted are exclusive of VAT which is not currently chargeable.

Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed. A 3-month rent deposit is required.

Business Rates

We understand that these premises are not rated for business purposes; however, interested parties are advised to contact the Local Authority (address below) for further information.

Local Authority

West Northamptonshire - Daventry Area, Lodge Road, Daventry, Northants, NN11 4FP.
Tel: 0300 1267000.

Legal Costs

Each party is to bear their own legal and professional costs incurred in the transaction.

Utilities

We are advised that electricity, and heating by way of a bio-mass boiler, is connected to Stable Block Offices and are included within the rental figures provided. Interested parties are advised to commission their own surveys to ensure that services are suitable for requirements.

Viewings

Strictly by appointment through David Cosby
Chartered Surveyors



A late Victorian converted stable block located in a stunning country estate providing four separate refurbished office units which are available to let individually or as a single block.

UNIT 3



UNIT 4

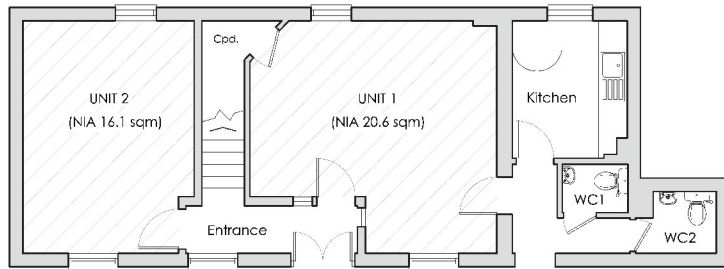


KITCHEN

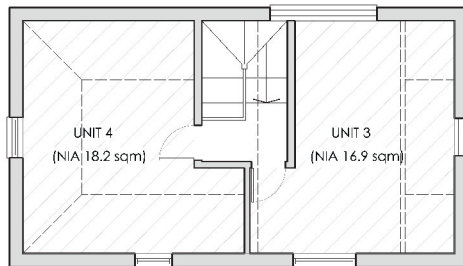


UNIT 4





Ground Floor GIA = 45.5 sqm / 490 sqft (Exc. Kitchen & WCs)



First Floor GIA = 41.5 sqm / 447 sqft

All measurements are approximate and for display purposes only. Dashed lines indicate restricted head height

APPROX. GROSS INTERNAL AREA: 87sqm / 936sqft (Including Kitchen & WCs)



Important Notice

Please note that these particulars are set out as a general outline only, for the guidance of potential purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. Any potential purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise. No person in the employment of David Cosby Chartered Surveyors, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure. All prices quoted are exclusive of VAT. David Cosby Chartered Surveyors shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include where applicable:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.

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Visit us online
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