



# UNIT 3

## STABLE OFFICES

Nether Heyford, NN7 3LB

**Part Furnished Office Space  
Available to Let**

Located within a delightful late Victorian building on a scenic country estate, Unit 3, Stable Offices offers an excellent solution for businesses in need of office accommodation. This charming first-floor office space boasts a net internal area of approximately 16 square metres and is part-furnished for immediate use.

- Victorian Arts & Crafts property
- Country Estate Setting
- Kitchen and WC facilities
- £450/pm inc electricity and heating

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 **DAVID COSBY**  
CHARTERED SURVEYORS

# Stable Offices

## Nether Heyford, NN7 3LB

### DESCRIPTION

#### Part Furnished Office Space Available To Let

Located within a delightful late Victorian building on a scenic country estate, Unit 3, Stable Offices offers an excellent solution for businesses in need of office accommodation. This charming first-floor office space boasts a net internal area of approximately 16 square metres and is part-furnished for immediate use. Perfectly suited for organisations requiring a professional and peaceful working environment in a unique rural setting.

Unit 3 is located at first floor level and is fitted with commercial grade carpet tiles. There are 2 no. double strip lights with diffusers and 2 no. pendant lights. Natural lighting is provided by a two-unit window to the front elevation and there is an attractive arched timber mullion window to the rear elevation. The office also has added period features including the exposed mechanisms to the JW Benson Turret clock. The rear elevation window has far reaching countryside views and the front elevation window looks out onto the block paved courtyard area.

The floor is a raised floor which incorporates integral floor boxes containing power points and data sockets.

Agents note: The landlord will retain a right of access through the Unit 3 to facilitate entry to plant room.

#### EPC

Rating D - Valid to 09.10.31

#### Rent

Unit 3 - £450/pm

#### VAT

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

#### Terms

Available to let from February 2025. Further details available form LL.

#### 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



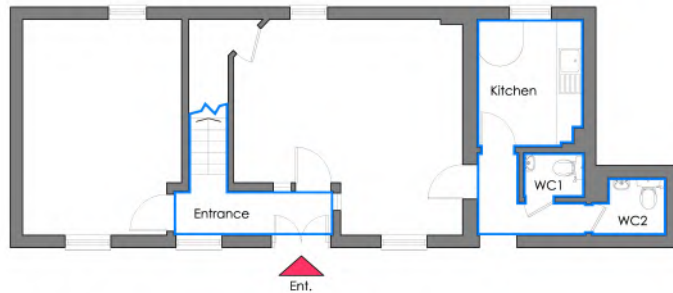
A late Victorian converted stable block located in a stunning country estate.

## Unit 3, Stable Offices, Furnace Lane, Nether Heyford

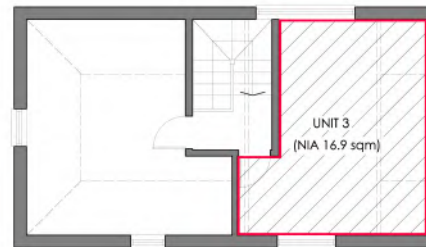
Approximate NIA (Net Internal Floor Area) = 16.9 sqm (182 sqft)

David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Ground Floor - Entrance Hall, Kitchen & WCs



First Floor Unit 3 NIA = 16.9 sqm / 182 sqft



### 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.

# Unit 3, Stable Offices, Nether Heyford, NN7 3LB

Visit us online

[davidcosby.co.uk](http://davidcosby.co.uk)

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