

STABLE COURTYARD OFFICES

• HOLDENBY HOUSE • HOLDENBY ROAD • NORTHAMPTONSHIRE • NN6 8DJ

TDB
Real Estate



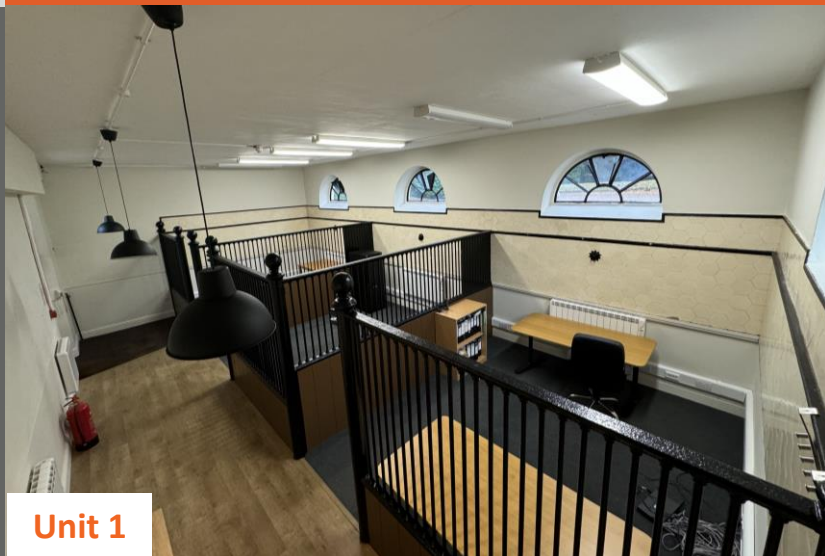
GOOGLE MAPS
LOCATION

538 - 786 sq ft (50 - 73 sq m)
GROUND FLOOR OFFICE SUITES
IN ATTRACTIVE RURAL LOCATION

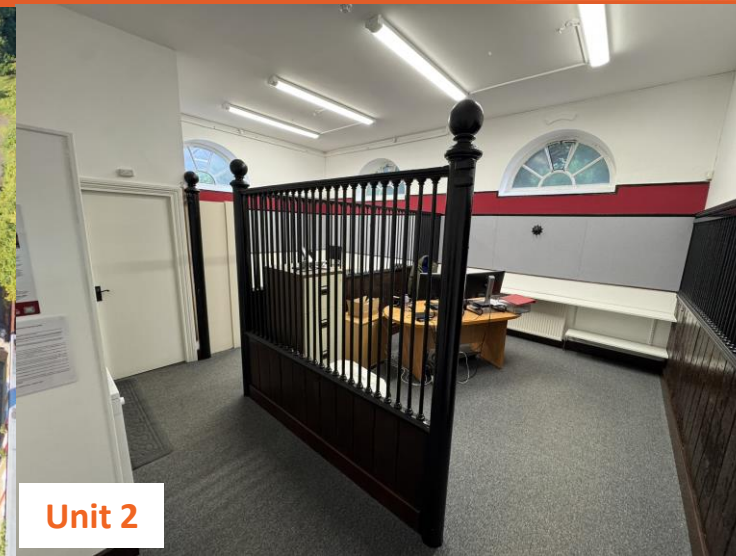
To Let

Ground floor suites available on a new effective FRI lease

- High quality rural offices with excellent parking
- High speed fibre optic broadband
- Quirky Office with original features
- Attractive surroundings & access to Grade I listed gardens



Unit 1



Unit 2

Location

The suites are situated within the Stable Courtyard at Historic Holdenby House at the centre of the Holdenby Estate. The property is located approximately 7 miles north of Northampton, 15 miles south of Market Harborough & 15 miles east of Rugby.

The Stable Courtyard sits within the idyllic grounds of Holdenby House, one of the most impressive country homes in the East Midlands. Stable Courtyard is the premises for many local and thriving businesses.

The offices offer an open plan environment which has good light and original features including the beams. There are several suites available providing different size options for tenants.

Description

The property benefits from the following amenities:

- High speed Fibre Optic Broadband
- Flexible space of all sizes.
- Kitchenette
- EV Charging
- LED Lights
- Quirky space with original features
- Ample Car Parking
- On-site Tea Room & Shop
- Prestigious entrance
- Unrivalled rural location
- Attractive surroundings & Grade I Listed gardens
- Proximity to excellent local pubs, shops & amenities

Holdenby History

- Built in 1583 by Sir Christopher Hatton, Lord Chancellor to Queen Elizabeth 1st
- After Hatton's death it became a royal palace under James 1st of England.
- King Charles I was held prisoner at Holdenby during the English Civil War
- Current house largely dates from the 1870s restoration and incorporates parts of the earlier structures, with beautiful Grade I listed gardens around it.
- Over the years Holdenby has also featured in films and TV (e.g., *Great Expectations*)



Ground Floor : Plan scale 1:200



First Floor : Plan scale 1:200

Impressive Entrance



Attractive Courtyard Location



Grade 1 Listed Gardens



Holdenby House



Attractive Courtyard Location



Impressive Entrance



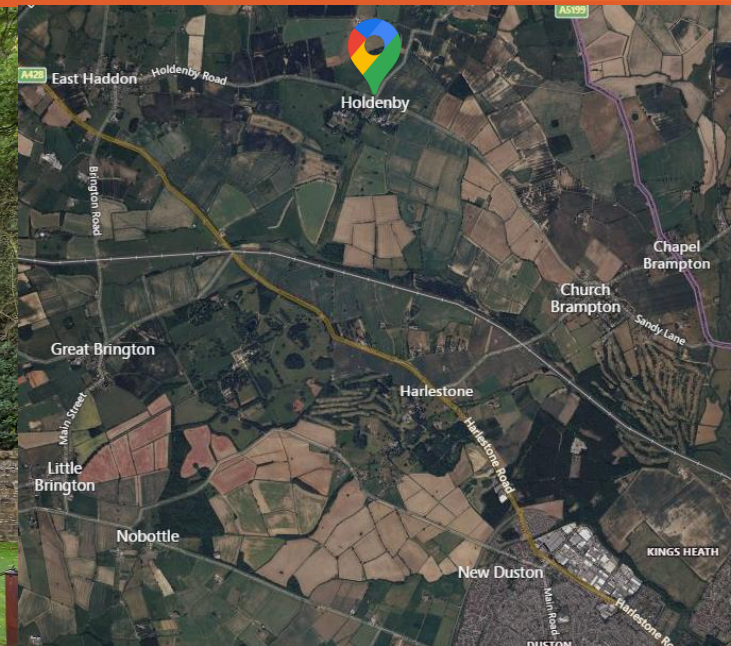
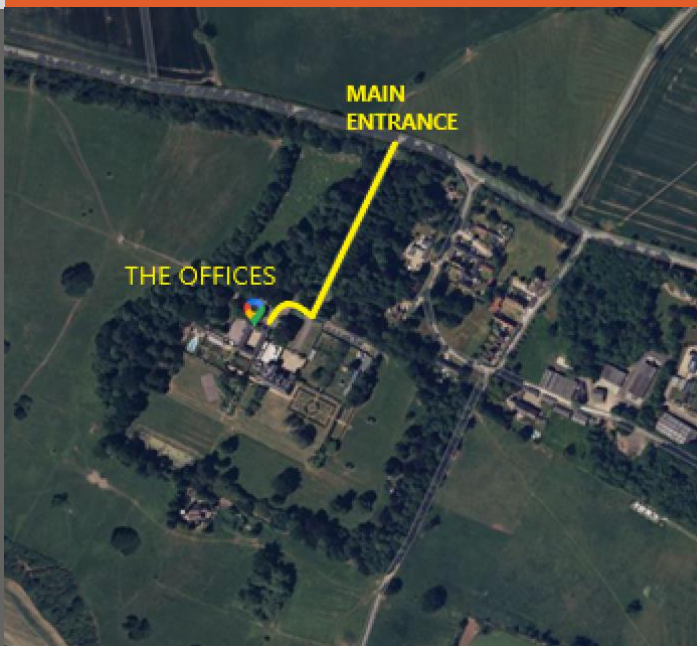


Grade 1 Listed Gardens

Holdenby House

Stable Offices

Impressive Entrance



Rent

Unit 01 - £6,000 per annum exclusive of VAT.

Unit 02 - £11,750 per annum exclusive of VAT

Unit 02B (storage) - £3,000 per annum exclusive of VAT.

Utilities

Utilities are recharged on a quarterly basis.

Rates

Rates payable for the current financial year are to be assessed. However, it should be noted that tenants may be eligible for rate relief.

Anti-Money Laundering

TDB Real Estate are obligated to comply with the EU's 5th Money Laundering Directive. For further information visit www.tdbre.co.uk/anti_money_laundering/.

VAT

The ingoing tenant will be responsible for the payment of any VAT.

EPC

E

Legal Costs

The costs in drawing up a lease will be split 50/50.

Service Charge

Service Charge is £250 per quarter

Viewing

Viewing and further information via the Joint Agents:



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Harrison Dakin
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Millie Ruck
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