



RENT
£12,000 pa
(£12.83 Per sq ft)



Offices at Moulton College, Chelveston Road **Higham Ferrers, Northampton, NN10 8HN**

Self-contained office accommodation | 935 sq ft (86.79 sq m)



To Let

Location

The offices are located on Chelveston Road and benefit from having direct access to the Rushden / Higham A6 by-pass linking to the A45.

The A45 links the site some 15 miles west to Northampton (M1 J15/15a) and around 4 miles east to the A14 (A1/M1 Link Road) Thrapston interchange.

Bedford is some 19 miles to the south east (using the A6 by-pass).

Description

The self-contained offices on Chelveston Road comprises 5 offices and an entrance lobby all with carpeted flooring and perimeter trunking.

The layout is suitable for a variety of businesses. Each office has suspended ceilings with inset lighting. There is also a private dedicated entrance with a reception space.

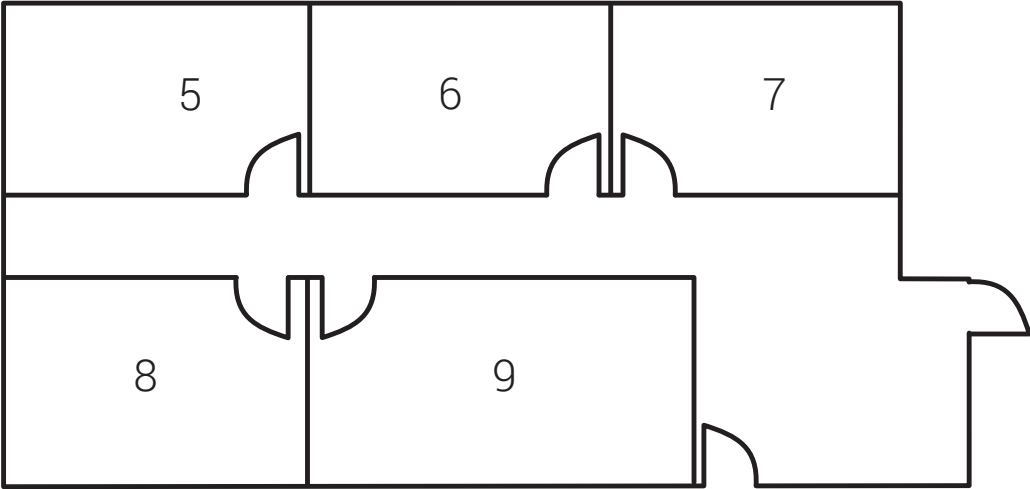
The offices also benefit from a communal kitchen, WC's as well as allocated parking for 8 cars.

The offices sit within the securely gated Moulton College campus with 4 tenanted industrial units in the immediate vicinity.

Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate area comprises:

Office No.	Description	Sq. ft	Sq. M
5	Office	162	15.03
6	Office	162	15.03
7	Office	162	15.03
8	Office	159	14.8
9	Office	235	21.8
Entrance Lobby	Reception	55	5.1
Total		935	86





Amenities



Rent



Tenant



Perimeter Trunking



Car Parking



Utilities



Kitchen



Further information

Lease Terms

The offices are available by way of a new lease on terms to be agreed at a rent of £12,000 per annum.

Business Rates

Interested parties must satisfy themselves through their own enquiries.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

TBC.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

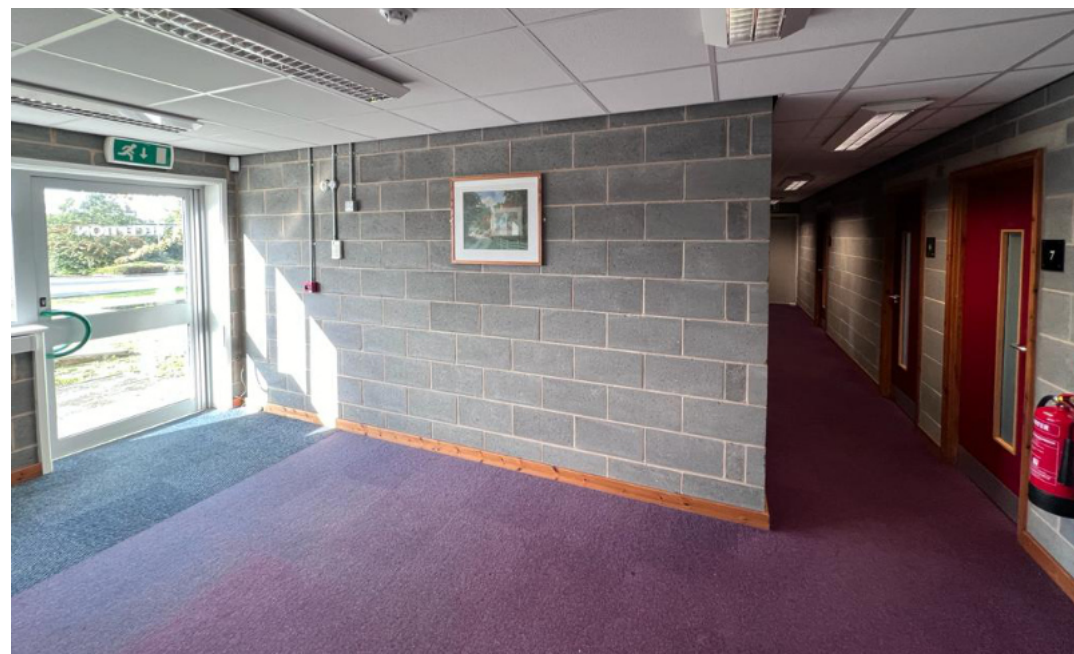
The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

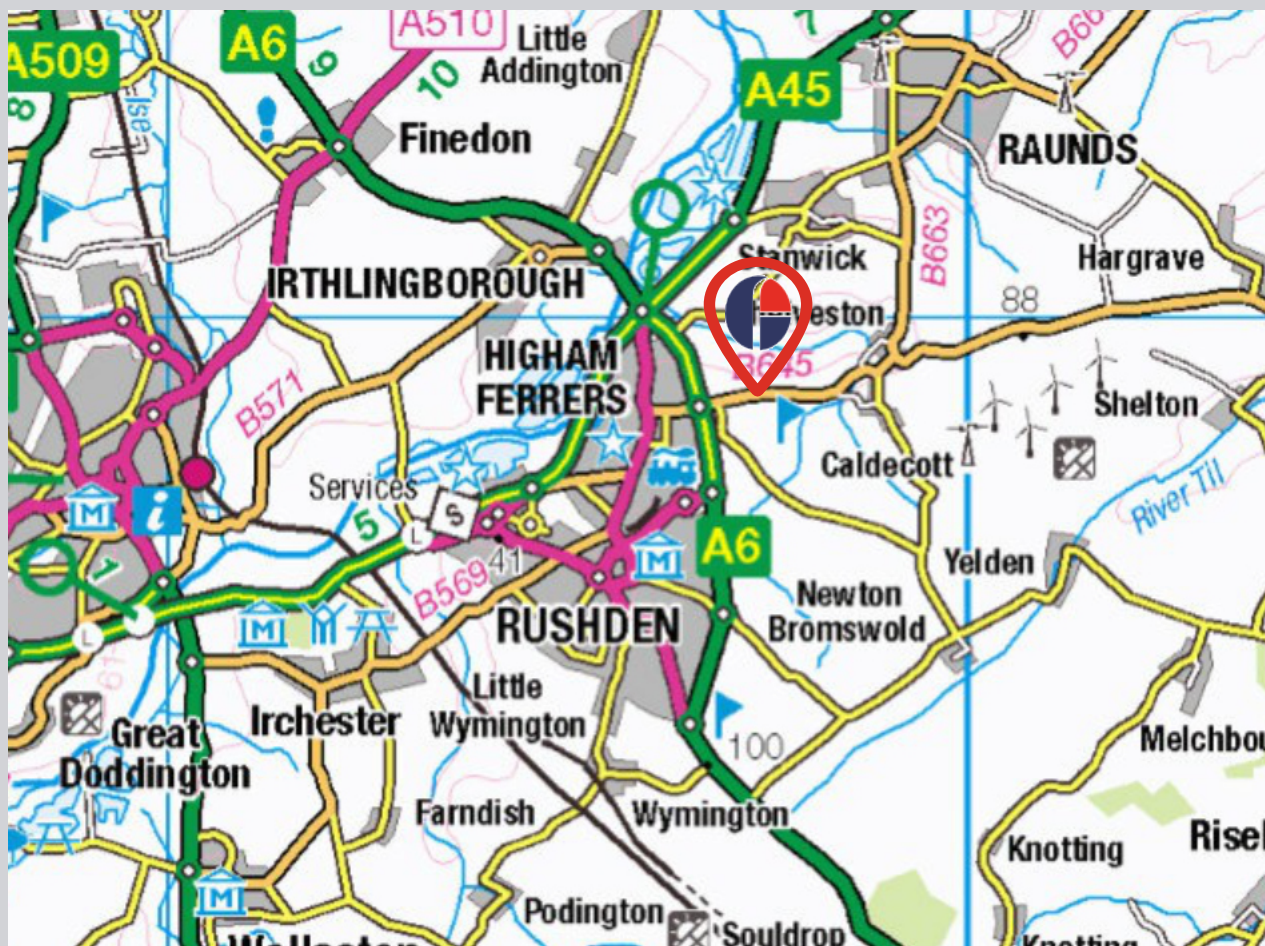
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole letting agent.



Offices on Chelveston Road, Higham Ferrers



Approximate Travel Distances



Locations

- Northampton - 15 miles
- Bedford - 19 miles
- A14 - 4 miles



Nearest Station

- Rushden - 6.7 miles



Nearest Airport

- London Luton - 38 miles



Viewings



Mathew Brandon



01234 639 442



07584 473 769



mathew.brandon@fishergerman.co.uk



Kerry Ward



01234 827 114



07929 658 084



kerry.ward@fishergerman.co.uk

fishergerman.co.uk

Please Note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated August 2023. Photographs dated August 2023.

