



**RENT**  
£22,470 per annum



**Office 6, South Lodge Offices**  
Wellingborough Road, Ecton, NN6 0QR

Leasehold | Rural Office Accommodation | 1,605 Sq Ft (149.10 Sq M)



**TO LET**



## Location

South Lodge is conveniently located with access directly from the A4500 Wellingborough Road just outside the village of Ecton and approximately 3 miles from Earls Barton.

Ecton lies approximately 7 miles to the east of Northampton town centre and 6 miles to the south west of Wellingborough.

There are mainline train stations at both Northampton and Wellingborough offering direct services to London.

## Description

South Lodge Offices comprises 1 rural office in a courtyard setting.

The building is of brick construction with double glazed windows offering a mix of open plan and cellular accommodation.

Internally the office has attractive features such as exposed beams with vaulted ceilings and further benefit from air conditioning, raised floors which are fully carpeted, WCs and kitchenette. Fast fibre broadband connectivity is also available onsite.

There is ample car parking around the buildings and in the main car park area opposite the offices.

## Accommodation

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

Office	Sq Ft	Sq M
6	1,605	149.10

## Amenities



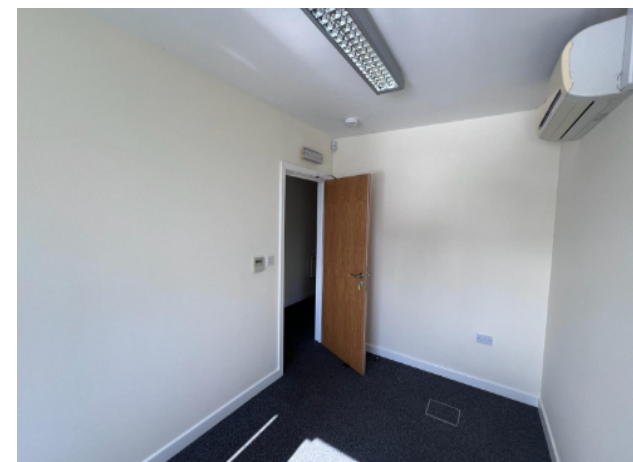
Rural Location



Car Parking



Air Conditioning





## Further information

### Guide Rent

The office is available to lease on terms to be agreed at an asking rent of £22,470 per annum.

### Tenure

Leasehold.

### Business Rates

Rateable Value: £16,750

Rates Payable: £8,358.25

2023/2024 Rates Payable 0.499p in the £.

### 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.

### Service Charge

A service charge will be levied for the the provision and maintenance of common parts. Further information available on request.

### EPC

The EPC rating is C 72.

### 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.

### Planning

The accomodation has previously been used as offices but is suitable for other uses with Class E (commercial, business and service) of the Town and County Planning (Use Classes) Order as amended 1st September 2020.

Interested parties should satisfy themselves of their intended use.

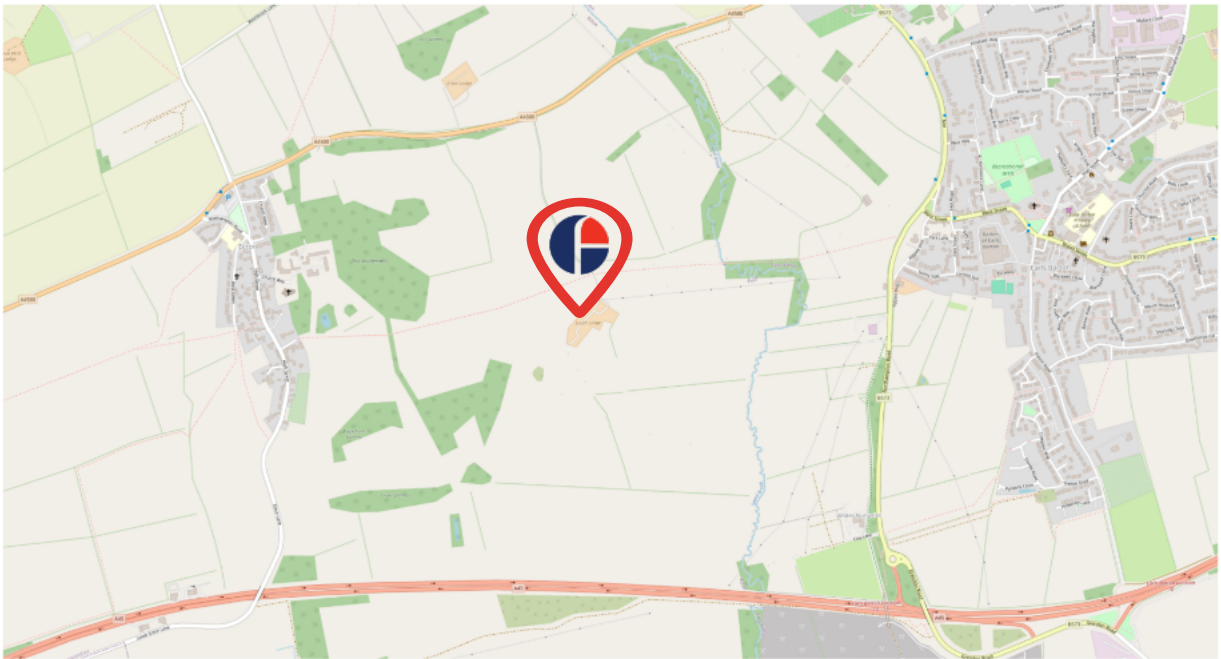
### Viewings

Strictly by prior arrangement with the joint agents.

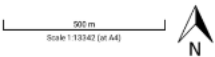




# Office 6, South Lodge Offices, Ecton



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## Approximate Travel Distances



### Locations

- M1 Junction 16 - 18 miles
- Northampton - 7 miles
- A509 - 4 miles



### Nearest Station

- Wellingborough - 6 miles



### Nearest Airport

- London Luton - 44 miles



## Viewings



### Mathew Brandon



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07584 473 769



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### Amanda Lawrence



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**Eddisons**



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Particulars dated April 2024. Photographs dated April 2024.