

Holdenby House, Holdenby Road, Northamptonshire

NN6 8DJ



TDB
Real Estate
tdbre.co.uk



306 - 2,128 sqft (28 - 198 sq m)
**OFFICE SUITE IN ATTRACTIVE
RURAL LOCATION
TO LET**

Office suite with ground floor meeting room

- High-quality rural offices with excellent parking
- High speed fibre optic broadband
- Quirky office with original features
- Attractive surroundings & access to Grade 1 listed gardens

KEY FEATURES



Details

Office suite in attractive rural location



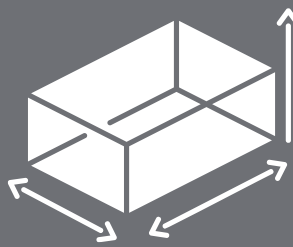
Rent

Unit 01A - £9,000 pa excl.
Unit 02A - £13,000 pa excl.
Meeting room - £3,000 pa excl.
Whole - £24,000 pa excl.



Location

Northamptonshire
NN6 8DJ



Size

306 to 2,128 sqft
28 to 198 sq m



Grade 1 Listed Gardens

Holdenby House

Stable Offices

Impressive Entrance



Location

The suites are situated within the Stable Courtyard at the 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 Stabel 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 1 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 is become 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 1 listed gardens around it.
- Over the years Holdenby as also featured in films and TV (e.g. Great Expectations)



Accommodation

	Sq Ft	Sq M
Meeting room	306	28.44
Unit 01A	575	53.41
Unit 02A	1,247	115.81
Total	2,128	197.65

The areas are expressed on a gross internal basis and are approx. having been rounded.



Terms

Quoting rents are as follows:

Unit 01A - £9,000 per annum excl.

Unit 02A - £13,000 per annum excl.

Meeting room - £3,000 per annum excl.

Whole - £24,000 per annum excl.

Rates

The Rateable Value differs per suite, however we estimate the rateable value to be approximately £85 psm.

It should also be noted that tenants may be eligible for rate relief.

VAT

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

Services

We understand that all main services are connected to the property. TDB Real Estate have not tested the services or service installations and occupiers are advised to make their own enquiries in this regard.

Legal Costs

Each party to pay their own legal costs in relation to any transaction.

EPC

The premises have an EPC rating of E. A certificate is available on request.

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/antimoneylaundering/

Viewing

Viewing and further information via the sole/joint agents:



Jack Brown

Jack@tdbre.co.uk
07969 291 660

Harrison Dakin

Harrison@tdbre.co.uk
01604 604 020



Millie Ruck

Millie.ruck@fishergerman.co.uk