



Unit 2

2 Pedigree Farm Barns, Althorp, Northampton, NN7 4HE

Rural office accommodation

1,029 sq ft
(95.60 sq m)

- Pleasant rural location
- Renovated to provide high spec accommodation
- Located close to Althorp Estate
- 5 allocated car parking spaces

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Summary

Available Size	1,029 sq ft
Rent	£17,500 per annum
Rates Payable	£6,237.50 per annum Qualifying small businesses may be eligible for small business rates relief (subject to eligibility)
Rateable Value	£12,500
Service Charge	£1,400 per annum Subject to fluctuation
Car Parking	Upon Enquiry
VAT	Upon Enquiry
Legal Fees	Upon Enquiry
Estate Charge	Upon Enquiry
EPC Rating	D (93)

Description

The property comprises refurbished office accommodation finished to a high standard. There are a number of individual offices, together with W.C's and a kitchen.

There are 5 car parking spaces demised to the office.

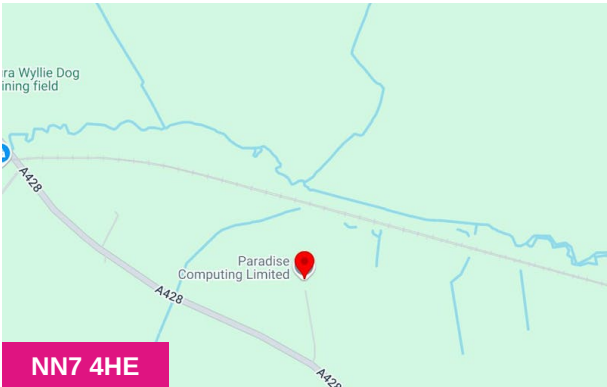
Property Highlights / Amenities

- Total parking spaces: 5

Location

The property is situated in a rural environment within close proximity to the Althorp Estate, accessed via a tarmac drive from the A428 which is one of the main arterial roads connecting Northampton to Rugby.

Northampton town centre lies approximately 6 miles to the south



Viewing & Further Information



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