



Unit 4

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

Rural office accommodation

1,637 sq ft
(152.08 sq m)

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

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Summary

Available Size	1,637 sq ft
Rent	£27,850 per annum
Rates Payable	£9,106.75 per annum
Rateable Value	£18,250
Service Charge	£2,134 per annum Subject to fluctuations
Car Parking	Upon Enquiry
VAT	Upon Enquiry
Legal Fees	Upon Enquiry
Estate Charge	Upon Enquiry
EPC Rating	D (88)

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 9 car parking spaces demised to the office.

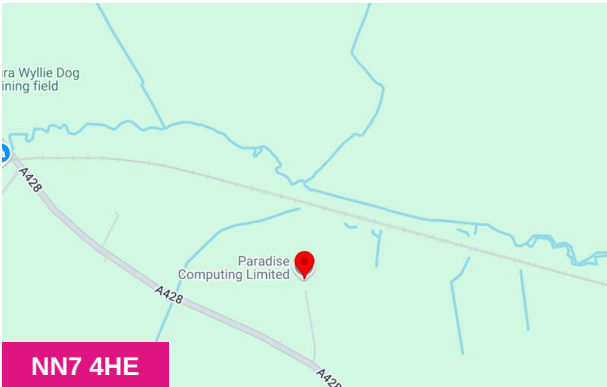
Property Highlights / Amenities

- Total parking spaces: 9

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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