

TO LET

STUDIO OFFICE NO.1

2156SQ.FT./200.29SQ.M NET APPROX



DIAMONDS BUSINESS CENTRE, NENE PARK
ATTLEY WAY, IRTHLINGBOROUGH
NORTHANTS

- ❖ **GOOD QUALITY OFFICE/SHOWROOM SPACE ON TWO FLOORS WITHIN AN ATTRACTIVE LISTED BUILDING.**
- ❖ **FULLY FITTED TO INCLUDE GAS FIRED CENTRAL HEATING, CAT.2 LIGHTING, CARPETING, DATA CABLING/TRUNKING ETC.**
- ❖ **ATTRACTIVE LOCATION WITH EXCELLENT ROAD COMMUNICATIONS AND 8 DEDICATED CAR PARKING SPACES PLUS SUBSTANTIAL OVERSPILL PARKING.**
- ❖ **IMMEDIATELY AVAILABLE ON NEW LEASE TERMS.**

LOCATION

The premises form part of Diamonds Business Centre located off the A6 trunk road immediately adjacent to Rushden & Diamonds Football Ground at Nene Park, Irthlingborough. The location provides excellent road communications via the A6 and A45 trunk road, with fast dual-carriageway access to both M1 (Junctions 15/15A Northampton) and A14 at Thrapston.

DESCRIPTION/ACCOMMODATION

Studio Office No.1 forms part of a comprehensive office refurbishment comprising Listed buildings previously known as the British Steel Records Offices. The buildings are of substantial traditional brick and slate construction and have previously been refurbished to a very high standard including substantial on-site car parking. Studio Office No.1 has 8 No. dedicated car parking spaces plus additional visitors and overspill provision.

The 2-storey office/showroom accommodation has the following internal arrangement.

Ground Floor

Entrance/Reception area leading to two separate open plan offices/showroom areas. Kitchen/tea making area and separate male and female plus disabled wc's.

An attractive spiral staircase leads to:

First Floor Accommodation

Comprising two open plan offices.

The accommodation is fully fitted throughout with gas fired wet radiator central heating, suspended ceilings to ground floor and Cat.2 lighting throughout, three compartmental trunking for IT, telecommunications and power with network cabling installed, and a combination of laminate flooring and carpet tiles

The office suite is in good decorative condition throughout.

FLOOR AREAS (Net internal floor space excluding wc's)

Ground Floor	=	1,473sq.ft. / 136.84sq.m.
First Floor	=	683sq.ft. / 63.45sq.m.
Total		<hr/> 2,156sq.ft. / 200.29sq.m approx

SERVICES

All mains services are connected.

LEASE TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed.

RATING ASSESSMENT

Rateable Value: £12,250
Current Rates Payable: 2010/2011 £ 5,071.50

RENT

On application.

SERVICE CHARGE:

A Service Charge applies for the landlord's provision of on-site security, landscaping and general maintenance of the Estate. Full details on request.

VAT

The premises will be subject to any VAT that the landlord has a duty or may wish to impose.

LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonable legal costs incurred in the preparation of new lease documentation.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agents:

Stephen Smith BSc FRICS
Blacklee Smith LLP
8 Spencer Parade
Northampton
NN1 5AA

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MISREPRESENTATION ACT



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- (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract;
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ATTLEY WAY, IRTHLINGBOROUGH, NORTHANTS, NN9 5GF
(For identification purposes only)

