



TO LET £9,000 per annum

32 Ashby Road, Tove Valley Business Park, Towcester, NN12 6PG



- Ground floor open plan office suite
- Prominent new business park development
 - 72.5m² (780 sq. ft.)
- Excellent transport links to the motorway network.
- Quality accommodation with BREEAM rating of 'Very Good'



Oak House, 32 Ashby Road, Tove Valley Business Park, Towcester, Northamptonshire, NN12 6PG

Location

Tove Valley Business Park is the newest office development in Towcester. The subject property is part of the first phase of the AXIS 22 development.

Access to the property is via Old Tiffield Road with other nearby occupiers including Tesco, Homebase, GE and Silverstone Porsche.

There is good access onto the A5 and A43 and the centre of Towcester is less than a mile away.

Accommodation:

The site comprises a single, open plan space with sink unit and cupboards. There are toilets off the access hall.

The office has a net internal area of 72.5m² (780 sq.ft). There will be three parking spaces allocated with the offices.

Services:

The office has comfort cooling with a control panel in the room. Security shutters are fitted to all doors and windows and there is an intruder alarm system (shared with Berrys).

The tenant will need to install their own telephone lines for the internet and if required another one for a phone system. Internal cabling to the data cabinet and three Ethernet cables to the server room are already installed.

Rent

£9,000 per annum plus VAT.

Business rates

The rateable value apportionable to the ground floor office is £8,458 assuming 3 parking spaces are allocated. The UBR multiplier for 2012/13 is £0.458 giving a rates payable of £3,873.76.

Terms:

The office is available on a new underlease from Berrys excluding the security of tenure provisions of the Landlord and Tenant Act 1954.

The lease will be drawn on internal repairing terms. The tenant will be responsible for 50% of the utility charges and insurance premium for the building.

Costs

The ingoing tenant will be required to contribute £500 plus VAT towards the Landlords costs in preparing the lease. A fee of £100 plus VAT will be charged for obtaining a financial reference if required.

Local Authority:

South Northamptonshire Council
Springfields
Towcester
Northants
NN12 6AE
Tel: 01327 322322

Viewing:

By Appointment with Berrys contact Andrew Tompson or Duncan Batty on 01327 356140

or

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