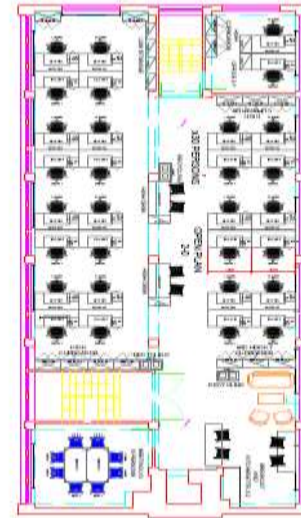


To let
41 Meadow Road,
Kettering, NN16 8TL

Approx Internal Area: 155m² (1673 sq ft)
Floor 3

In the region of

£ 13,400.00 per year



Strictly by appointment only 01536 464117/ 464053 property.services@corby.gov.uk



Location

This retail unit is located on Meadow Road which is within walking distance to the popular Kettering town centre. The area is served well by local transport and is near to a public carpark around the corner from the property. It is centrally located for all major roads with the A14 and A43 within a mile and the A6 only 6 miles from the property. Kettering train station is located only 0.5 miles away with direct services to London St Pancras taking approx.1 hr.

Description

The building has recently been refurbished and consists of open planned office space to the second floor.

There is an additional meeting room and a private office. There is also a separate kitchen/breakout area and toilets located on this floor.

The offices have sensor lighting, secondary glazing, gas central heating and zoned security access. which

Externally the property sits within its own grounds and comes with 5 marked parking spaces

Currently with B1 office of the Town and Country Planning (Use Class) Order 1987, as amended.

Tenure

Leasehold. The property is available on a new full repairing and insuring lease for a fixed term at an initial rent of **£13,400.00** per annum exclusive.

Business Rate

The Rateable Value from 2019/20 is **£5,103.00**. For further details as to the Rates Payable on the unit, and possible Rates Relief available, please contact colleagues in the Billing Team on 01536 410333.

Services

There are gas, electricity and water services connected within the Property. There will be service charge applicable to cover communal areas and utilities will be billed on a pro rata basis.

Legal Fees

A contribution of £930 inclusive of VAT towards the Legal and Surveyor fees incurred will be required prior to entering into a formal lease. There will also be a Rent Deposit amount dependent upon the Credit Check.

Property Services | Corby Borough Council & Kettering Borough Council
Corby Innovation Hub | Bangrave Road | Northamptonshire | NN17 1NN
Tel: 01536 464651/464117

www.corby.gov.uk | www.kettering.gov.uk

Follow us on Twitter @CorbyBC @Kettering BC



CONSUMER RIGHTS ACT 2015

These particulars are given solely as a general guide and do not constitute any offer or contract. In accordance with the provisions of the Consumer Rights Act 2015 ("the Act"), these particulars have been prepared having taken all reasonable steps, with all due diligence, to ensure that all material information is provided and is factual as well as accurate. Despite this, applicants must satisfy themselves by inspection or otherwise (including legal advice) as to the correctness of each of the statements contained herein. Subject to the provisions of the Act, the Council make or give no representation or warranty whatsoever in relation to this property and no legal responsibility can be taken for the statements contained in these particulars which are not to be relied upon as a statement or representation of any fact and no person in the employment of the Borough Council has any power or authority to make any representation or warranty whatsoever in relation to this property.