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Hadland
CHARTERED SURVEYORS

YOUR COMMERCIAL PROPERTY SPECIALISTS

COMMERCIAL • INDUSTRIAL • RETAIL • DEVELOPMENT • INVESTMENT

TO LET

BARN CONVERSION OFFICES WITH CAR PARKING



**WEST HADDON GRANGE
YELVERTOFT ROAD
WEST HADDON
NORTHAMPTON
NN6 7NY**

- A CHOICE OF TWO MODERN OFFICE BUILDINGS IN A SCENIC RURAL SETTING
- VARIOUS SIZE COMBINATIONS FROM 400 FT² - 2,600 FT²
- APPROXIMATELY 6 MINUTES FROM THE M1 (JUNCTION 18)
- GENEROUS ON-SITE CAR PARKING PROVISION
-

**TO LET AT £12.50 PER FT² PER ANNUM EXCLUSIVE WITH
DISCOUNTS AVAILABLE FOR LARGER SPACE OCCUPIERS**



RICS

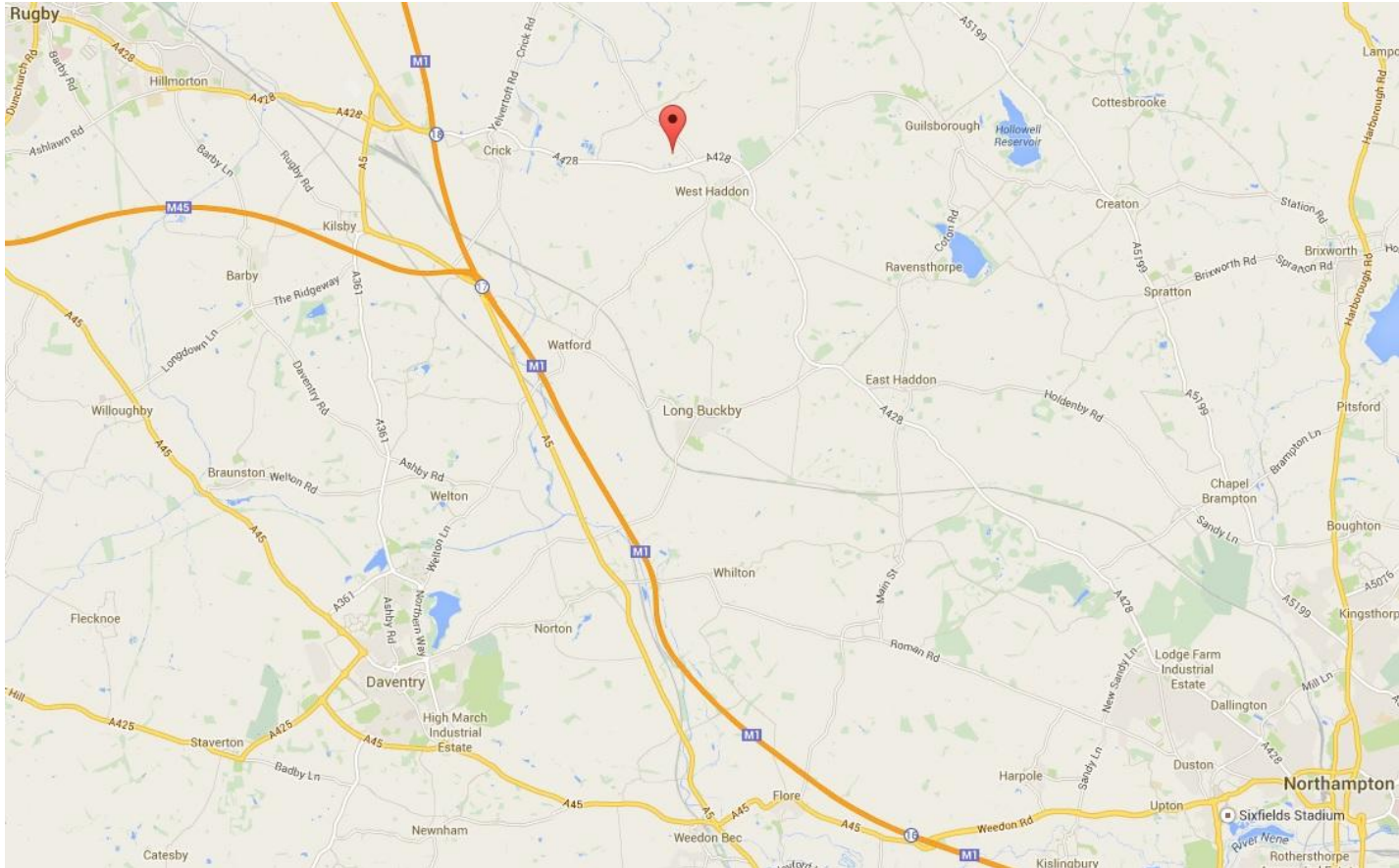
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LOCATION

The property is located in a rural setting on the Yelvertoft Road just outside West Haddon which lies midway between Northampton, Daventry and Rugby on the A428. Excellent connectivity to the M1 at Junction 18 is available approximately 6 minute's drive time away.

MAP



DESCRIPTION

The Granary

A traditional two-storey building of brick and stone under slate roof. The property has been converted in recent years to high quality offices (3 office rooms, kitchen and WCs to each floor) and benefits from the following:

- Perimeter skirting trunking of telecoms and electrical cabling.
- High ceilings with exposed oak trusses to first floor
- Electric heating and Cat II lighting
- 18 adjacent car spaces (6 per floor plus 6 shared visitor spaces)
- To let floor-by-floor or combined
- Ground Floor: 78.44 m² (845 ft²)
- First Floor: 88.71 m² (955 ft²)
- **Total Area: 167.22 m² (1,800 ft²)**

The Old Dairy

A single-storey brick and steel building recently converted to provide two open plan offices, each with its own kitchenette. A central reception and disabled WC facilities serve the building:

- To let room-by-room or combined
- High ceilings with exposed oak trusses
- Geothermal under-floor heating and Cat II lighting
- External patio area overlooking open fields
- 6 adjacent covered car spaces (3 per room)
- Left Suite: 36.32 m² (390 ft²)
- Right Suite: 38.00 m² (410 ft²)
- **Total Area: 74.32 m²(800 ft²)**

RATES

The Granary	Rateable Value	Payable 2014/15
Ground Floor:	£9,700	£4,675*
First Floor:	£10,500	£5,061*
The Old Dairy		
Left Suite:	£4,750	£2,290*
Right Suite:	£4,700	£2,265*

* Excludes any transitional adjustments which may apply. Furthermore, this property may allow the Rate payer to apply for Small Business Rates Relief. It is important that interested parties verify this information with Daventry District Council's Rating Department on 01327 871100

TERMS

The office suites are available to let on terms to be agreed at an initial rent calculated at £12.50 ft² per annum, exclusive. Discounts are available for larger space occupiers subject to length of lease. Utilities are either sub-metered and charged to the tenant on a usage basis or form part of the Service Charge for the site which also covers external repair, upkeep of landscaping and car parks and driveway. The Service Charge for 2014 is £1.00 per ft².

VAT

The rental price quoted excludes VAT which is payable on the rent at the prevailing rate..

EPC

A full copy of the EPC report is available upon request.

VIEWING

Strictly by appointment through the Sole Agents:



Director: Peter Castle B.Sc. M.R.I.C.S



Consultant: Tim Hadland B.Sc (Est. Man), F.R.I.C.S.

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