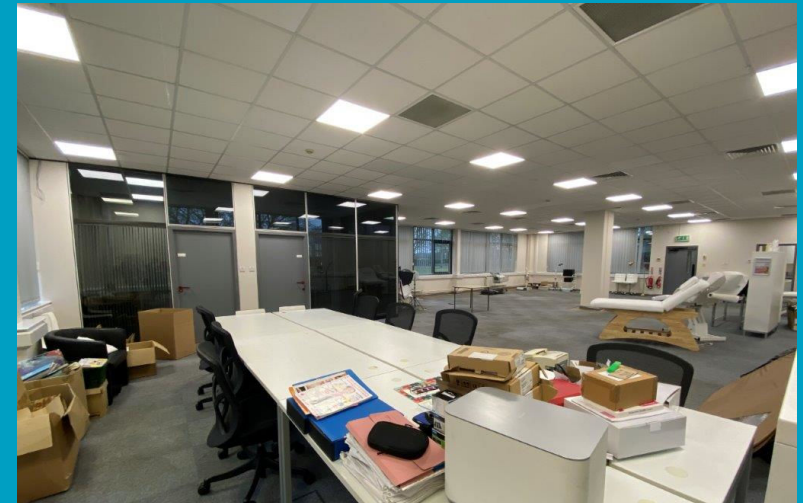


# TO LET:

## Quality Modern Offices in HQ Style Building

Lexicon House, Nene Park, Station Road, Irthlingborough, Northants NN9 5QF



- Self-contained office suite of 2,340 sq ft (217.36 sq m)
- Available on an all inclusive rental agreement
- Extensive on-site car parking
- Available to let on a new lease

## LOCATION

Irthlingborough is located in the heart of Northamptonshire, with the property fronting the A6 and immediately adjacent to the A45 in North Northamptonshire, providing fast and direct access to the main arterial roads and motorways such as the M1, A14, A1 and M6.

The area is well served with amenities with Rushden Lakes Retail & Leisure Park, Waitrose and Crown Retail Park a short-drive away – together with Aldi and the Co-op in Irthlingborough.

## THE PROPERTY

The subject premises comprise a ground floor office suite, which forms part of a larger office/warehouse HQ facility occupied by Salon Serve.

The offices have the benefit of an extensive block paved parking area with gated access.

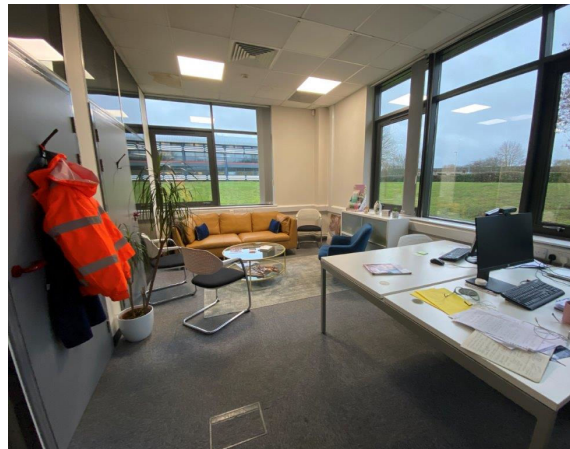
## ACCOMMODATION

The accommodation is reached via a shared entrance/reception area with wc facilities, and a fob entry system.

The subject office accommodation is predominately open plan with a glazed partitioned office, which benefits from integral blinds. Additional features of the offices include suspended ceilings with inset lighting, raised access flooring with power sockets, dado trunking, radiator central heating and carpet tiles (these are to be replaced with new carpet tiles). The office suite also has its own kitchen.

We have measured the accommodation and calculate that it comprises the following Net Internal Areas (NIA):-

Description	Sq M	Sq Ft
<u>Ground Floor</u>		
Offices (incorp partitioned office)	212.18 sq m (22.11 sq m)	2,284 sq ft (238 sq ft)
Kitchen	5.18 sq m	56 sq ft
<b>TOTAL</b>	<b>217.36 sq m</b>	<b>2,340 sq ft</b>



## TERMS

The offices are available on a new internal repairing lease, for a term to be agreed. Any lease with be outside of the security and compensation provisions of the Landlord & Tenant Act 1954.

The quoting rent is £35,000 per annum to be **inclusive** of business rates, heating, lighting, water rates and buildings insurance (tenant to be responsible for their own telecoms and insurances).

All figures quoted are exclusive of any VAT that the landlord has a duty to impose.

## SERVICES

We are advised that mains services are connected to the premises (gas, electricity, water & drainage). None have been tested by the agent.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating: C (63)

## LEGAL COSTS

Each party is to bear their own legal costs, subject to an undertaking to cover abortive costs once contracts are raised.

## VIEWING

To view and for further details please contact:

**Samantha Jones**

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**Mobile: 07990 547366**

