

OFFICE

TO LET



**The Granary, Tithes Farm, Moulton Road, Holcot, Northampton,  
Northamptonshire, NN6 9SH**

#AL/2025C



**BTG  
Eddisons**

# THE GRANARY, TITHE FARM

MOULTON ROAD, HOLCOT, NORTHAMPTON, NORTHAMPTONSHIRE, NN6 9SH



Agreement

To Let



Detail

OFFICE



Rent/Price

£13,000 pax



Size

71.16 sq m (766 sq ft)



Location

Holcot, NN6 9SH



Property ID

#AL/2025C

**For Viewing & All Other Enquiries Please Contact:**



**AMANDA LAWRENCE**

AssocRICS  
Surveyor

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## Property

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Self-contained ground floor offices in a peaceful rural courtyard setting surrounded by open countryside.

The accommodation is fitted with carpets, strip lighting, electric heating, kitchenette and WC together with floor to ceiling windows allowing lots of natural light. The offices are largely open plan with partitioned meeting rooms at each end.

There is ample car parking for both staff and visitors in the onsite car park.

## Accommodation

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The property has been measured on a Net Internal Area basis (NIA) in accordance with the RICS Code of Measuring Practice as follows:

Area	m <sup>2</sup>	ft <sup>2</sup>
Total NIA	7116	766

## Energy Performance Certificate

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The property has an EPC rating of C51.

## Services

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Mains electricity, water and broadband are believed to be available to the premises.

Eddisons have not tested any of the incoming services and they are not warranted to be in working order. Interested parties should make their own enquiries in this regard.

## Town & Country Planning

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The property has planning for Class E (Commercial Business and Service) use.

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

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**Charging Authority:** West Northamptonshire Council  
**Description:** Offices and Premises  
**Rateable Value:** £10,500

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

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The property is available to let on a new full repairing and insuring lease for a term of years to be agreed from December 2025.

## Rent/Price

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**£13,000 per annum exclusive.**

## Service Charge

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A service charge will be payable to cover the upkeep and maintenance of the common external areas of Tithe Farm.

Further details from the agents.

## VAT

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It should be noted that all figures are exclusive of VAT which we understand will be applicable.

## Legal Costs

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Each party to bear their own costs in relation to this transaction.

## Anti-Money Laundering

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Prospective parties will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

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Tithe Farm is located off Moulton Road in the village of Holcot in Northamptonshire and is surrounded by open countryside.

Northampton town centre is approximately 9 miles to the south east via the A43. The A43 in turn links with the A45 and onwards to the M1 at J15.





