

TO LET:

Serviced Office Suites

Accommodation from 155 sq ft to 3,862 sq ft

Nene House, Sopwith Way, Drayton Fields, Daventry NN11 8EA



ALL ENQUIRIES

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.com

01604 492 000

01933 22 33 00

Nene House

Sopwith Way, Drayton Fields, Daventry

Northamptonshire NN11 8EA

Serviced office suites of varying sizes and available on flexible lease terms

Office Specification

- Heating by way of a comfort cooling/heating system
- Suspended ceilings with inset LED lighting
- Carpet tiles
- Data and power provided by a mixture of wall mounted perimeter trunking and floor boxes

Building Specification & On-Site Facilities

- 24 hour access for Tenants
- CCTV and intruder alarm to the building
- Passenger Lift to all floors
- Communal Kitchens, Toilets and Tenant 'Break Out' areas
- On-site car parking

Lease Terms

- All office suites are available to let on flexible lease terms from 1 to 3 years
- Any lease will be contracted outside of the security and compensation provisions of the Landlord & Tenant Act 1954

Licence Fee

- Occupational Rent
- Service Charge included: Electricity - Heating / Lighting / Power (normal usage); Water Charges; Buildings Insurance; Maintenance of common internal and external areas including waste removal
- The Rent + Service Charge is payable monthly in advance
- Tenants are responsible for all other outgoings in respect of their demised premises including business rates and other insurances

Deposit

- A deposit equivalent to one month of the Licence Fee is held for the duration of the Tenancy

IT & Telecoms

Nene House offers fibre wi-fi internet access with service level agreements from £60 per calendar month



NENE HOUSE – GROUND FLOOR

SUITE NUMBER	SIZE (sq ft)	RENT (per calendar month)	SERVICE CHARGE (per calendar month)	AVAILABILITY
GF1	1,504	Let	Let	Futures Homes
GF2A	2,742	£2,965.93	£1,256.75	Available
GF2B	699	Let	Let	Visibly Clear
GF3A	333	£360.20	£152.63	Available
GF3B	405	£438.08	£185.63	Available
GF3C	326	£352.62	£149.42	Available
GF3D	412	£445.65	£188.83	Available

NENE HOUSE – FIRST FLOOR

SUITE NUMBER	SIZE (sq ft)	RENT (per calendar month)	SERVICE CHARGE (per calendar month)	AVAILABILITY
FF1	791	Let	Let	David Hall Publishing
FF2	414	Let	Let	Country Designs
FF3	586	Let	Let	Nano Clean
FF4 A/B/C	710	£767.98	£325.42	Available
FF5	256	£276.91	£117.33	Available
FF6	255	£275.83	£116.88	Available
FF7	353	£381.83	£161.79	Available
FF8	1,216	Let	Let	Media Lease
FF9	790	Let	Let	National Care Group
FF10	1,212	Let	Let	National Care Group
FF11	274	Let	Let	National Care Group
FF12/FF13	312	£337.48	£143.00	Available
FF14	135	£146.03	£61.88	Available

NENE HOUSE – SECOND FLOOR

SUITE NUMBER	SIZE (sq ft)	RENT (per calendar month)	SERVICE CHARGE (per calendar month)	AVAILABILITY
SF1	3,862	Let	Let	AMS Technologies
SF2	602	Let	Let	MAK Jobs
SF3	168	£181.72	£77.00	Available
SF4	973	£1,052.46	£445.96	Available
SF5	357	386.16	£163.63	Available
SF6	848	Let	Let	Microchip
SF7A/B	588	£636.02	£269.50	Available
SF8	596	£644.67	£273.17	Available

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



Ground Floor

Warehouse

GF3C
326sqft

GF3B
312sqft

GF3A
333sqft

GF3D
508sqft

837sqft

Reception

Electric Cupboard

GF2A
797sqft

GF2A
275sqft

GF2A
144sqft

GF2A
269sqft

GF2A
1129sqft

GF2A
128sqft

GF2B
497sqft

Kitchen

408sqft

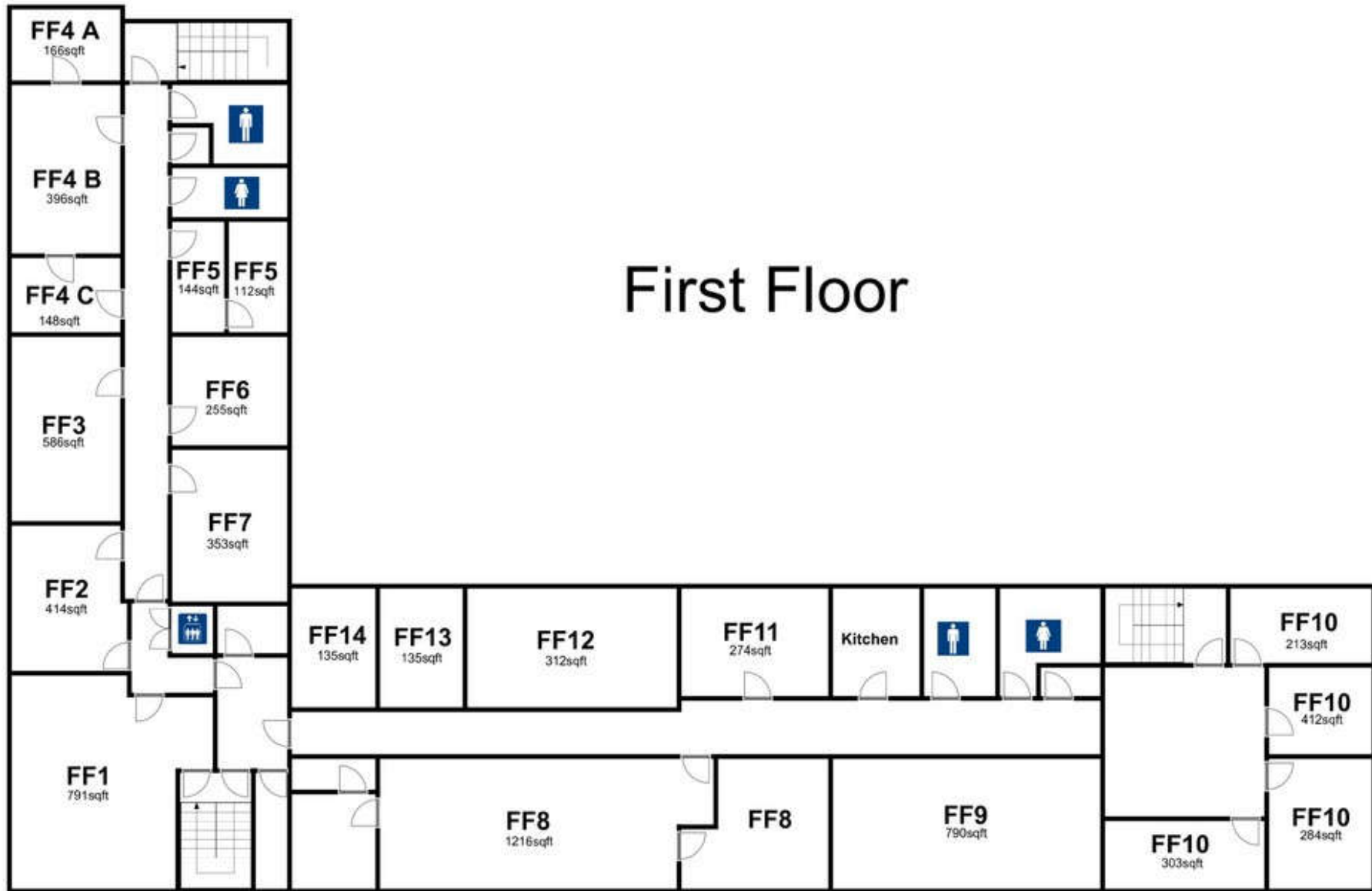
GF2B
101sqft

GF2B
101sqft

GF1

GF1

First Floor



Second Floor

