

To Let

Character Office Building

Units 1 & 2 Rockleigh Court
Finedon Wellingborough NN9 5DG



- On site parking provisions
- Ability to split floors
- Refurbished accommodation

To Let £25,000 per annum exclusive

Location

Rockleigh Court is located in Finedon, a historic town and civil parish found within the borough of Wellingborough. The premises benefits from close proximity to local amenities, including shops, schools, and parks. This advantageous location ensures that Rockleigh Court is well-connected by road networks and public transportation, offering easy access to Wellingborough and Kettering.

Wellingborough is a market town with a population of approximately 76,000 and is located 10 miles east of Northampton. The town is centrally located within the UK and offers excellent connections. Wellingborough also benefits from a mainline rail station offering a 50 minute service to London St Pancras.

Accommodation

Units 1 & 2 form part of an attractive commercial development, and benefit from prominent frontage fronting onto Thrapston Road. The ground floor is comprised of an open plan office space, and benefits from 2 no further private meeting rooms, with a kitchenette. The first floor provides an identical layout, with the ability to split the floors accordingly.

W/C facilities are located on the ground floor.

Areas

	Sq Ft	Sq M
Ground Floor	854	79.34
First Floor	918	85.28
TOTAL	1,773	164.71

Other Information

All lettings are subject to a performance/rental deposit being lodged with the landlord equivalent to a minimum of one quarter's rent. The incoming tenant will also be responsible for reimbursing the landlord for the annual building insurance premium.

Rent

To Let £25,000 per annum exclusive

Terms

The premises are available to lease upon flexible new terms.

Business Rates

The rates payable are an estimate only and applicants should verify with the Local Authority. Please note that this calculation is based upon gaining Small Business Rate Relief.

Rateable Value: £15,250

Rates Payable: £0

Service Charge

Details available upon request.

Legal costs

Each party is to be responsible for their own legal costs.

VAT

We understand that the property is NOT VAT elected

EPC

To be assessed.

Services

We understand that mains services including water drainage and electricity are connected to the property. It should be noted that none of the services have been tested and it is up to prospective occupiers to ensure that the facilities are installed and working to their own satisfaction.

Viewing

To View and for further details please contact:

Jessica Scott - Underwoods

jscott@underwoods.co.uk

Telephone: 01604 404060

Direct Line: 01604774146

Ravi Varambhia - Underwoods

rv@underwoods.co.uk

Telephone: 01604 404060

Direct Line: 01604 774149



[View Location](#)



These details and description and requirements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

Underwoods LLP
Shire House, Pyramid Close, Northampton NN3 8PH
Tel: 01604 404 060
Web: underwoods.co.uk