TO LET

977 Sq Ft (90.76 Sq M)

- Large First Floor Office Suite
- Suitable for a variety of uses, under Use Class E
- Three Allocated Parking Spaces
- Kitchenette and Separate WC Facilities

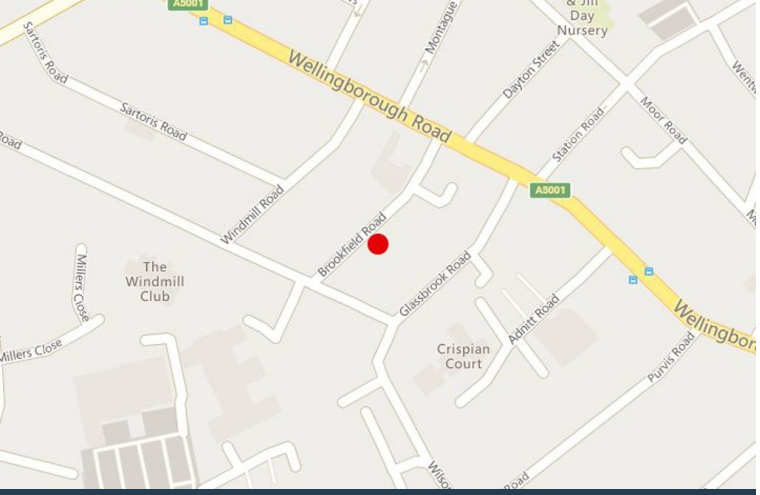


1 Brookfield Road

Rushden, NN10 9TQ

Contact: Nathan George or Kevin O'Dell
Tel: **01234 905128**
eddisons.com

BTG Eddisons







Location

- The property is located in a prominent position facing Wellingborough Road approximately 1/2 mile from Rushden town centre and approximately 1.5 miles from Rushden Lakes Shopping Centre.
- The immediate area is predominately residential interspersed with other commercial properties fronting the busy Wellingborough Road.
- Nearby road links include the A45 providing access to Northampton approximately 14 miles to the west and the A6 providing access to Bedford approximately 13 miles to the south.

what3words

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Google Maps

Click here

Description

- This first floor accommodation expands across 977 sq ft and is located within a residential area, with commercial users nearby.
- The accommodation comprises several suites that can be occupied individually or combined to create a larger unit. The space is suitable for a variety of uses, including office, beauty, and studio purposes, and benefits from a kitchenette and separate WC facilities.
- Additionally there are three allocated parking spaces to the rear.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £13,500. VAT is payable.

Accommodation

Total	**90.76 SQ M**	**977 SQ FT**

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C-53

Business Rates: The rateable value is £8,600. For the rates payable please contact us or www.voa.gov.uk

Contact:

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