

TO LET:

Offices in Rural Business Centre

Ringstead Business Centre, 1-3 Spencer Street, Ringstead, Northamptonshire NN14 4BX



- Small office suites from just 87 sq ft
- Available on a 'serviced basis' - all inclusive rents
- Village location
- On-site car parking available

LOCATION

Ringstead is a small village in North Northamptonshire, located approximately one mile to the north of Raunds and is only half a mile from the A45 linking the A14 (approximately three miles to the east) to the M1 (approximately 17 miles to the west).

DESCRIPTION

The office accommodation at Ringstead Business Centre comprises a mix of ground and first floor office suites, some with the capability of being combined to provide greater areas (subject to availability).

See attached availability schedule with pricing.

All office suites benefit from 24 hour access – 7 days a week, thermostatically controlled gas central heating, carpeting, ceiling mounted fluorescent lighting, and use of the communal kitchens and wc's.

There is also a large gravelled parking area for cars.

LEASE PACKAGES

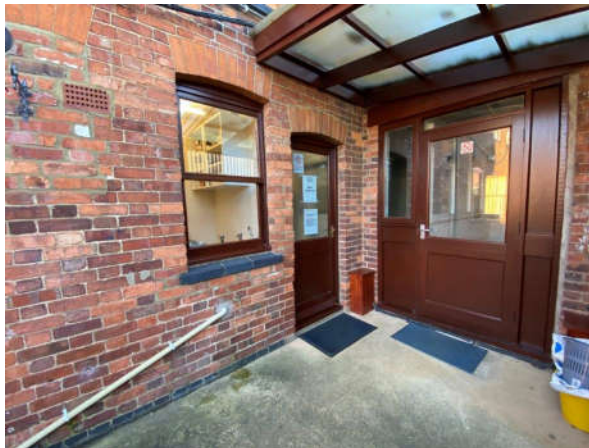
Office suites are immediately available to let by way of flexible tenancy agreements – outside of the security of tenure and compensation provisions of the Landlord & Tenant Act 1954. Lease terms from just three months are available.

- 1 months' rent held as deposit
- Rent monthly in advance

Rent is inclusive of gas, electricity, water rates, buildings insurance, external maintenance and cleaning of communal areas. Rents quoted are exclusive of VAT which is charged at the prevailing rate.

Tenants are responsible for their own business rates, telecom/broadband packages.

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BUSINESS RATES

Applicants are advised to verify the rating assessments with the Local Authority.

ENERGY PERFORMANCE CERTIFICATE

The building has an EPC Rating of D (98).

LEGAL COSTS

Tenant contribution of £175 + VAT payable towards landlord's admin cost in raising the tenancy agreement.

VIEWING To view and for further details please contact:

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OFFICE NO	OFFICE SIZE SQ M	OFFICE SIZE SQ FT	OCCUPATION RENT PER MONTH	OCCUPATION RENT PER ANNUM	ADDITIONAL ITEMS
G1	14.28 sq m	154 sq ft	LET	LET	LET
G2	10.12 sq m	109 sq ft	LET	LET	LET
G3	24.14 sq m	260 sq ft	LET	LET	LET
G4	8.09 sq m	87 sq ft	£174.00	£2,088	Immediately Available
G4A	13.57 sq m	146 sq ft	£292.00	£3,504	Immediately Available
G5	12.74 sq m	137 sq ft	LET	LET	LET
G6	17.16 sq m	185 sq ft			Immediately Available
F1	15.93 sq m	171 sq ft	LET	LET	LET
F2 & F3 (inter-connecting-rooms)	43.39 sq m (11.74 & 31.65)	467 sq ft (126 & 341)	£934.00	£11,208	Immediately Available
F4	8.12 sq m	87 sq ft	£174.00	£2,088	Immediately Available
F5	9.33 sq m	100 sq ft	LET	LET	LET
F6	14.96 sq m	161 sq ft	LET	LET	LET
F8	8.92 sq m	96 sq ft	£192.00	£2,304	Immediately Available
F9	14.92 sq m	161 sq ft	£322.00	£3,864	Immediately Available

Rents are inclusive of heating, lighting, water, buildings insurance, cleaning of communal areas.

Rents quoted are exclusive of business rates and VAT at the prevailing rate.

