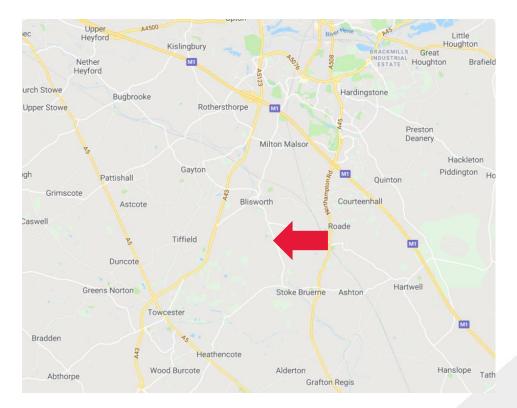


# Office Unit To Let 740sq ft

The Granary, Blisworth Hill Business Park, NN7 3DB





# Location

Northampton	5.5 Miles	
Milton Keynes	16 Miles	
Train to London (MK Station)	33 Minutes	

Blisworth Hill Business Park is located in a stunning rural setting between Northampton and Milton Keynes.

The site provides easy access to the M1 motorway, national rail network from Milton Keynes & Northampton mainline stations and air travel with London Luton airport, and Birmingham airport located close-by.



# Description

The Business Park is home to a range of unique and modern offices, set within an attractive rural environment.

The subject unit is situated to the ground and first floor of The Granary.

The accommodation benefits from:

- Unlimited car parking
- 100mg Fibre Optic Broadband
- On-site Café, Gym and Meeting room



# Rent & Service Charge

£16psf per annum exclusive.

There is a service charge payable for the upkeep of the shared areas of the Estate and external building maintenance. Further details upon request.

## Tenure

Available by way of a new lease.

## Accommodation

The Granary - Ground Floor:	316 sq.ft	29.4 sq.m
The Granary - First Floor:	424 sq.ft	39.4 sq.m

Total: 740 sq.ft 68.8 sq.m

#### Use

B1 use permitted.

# **Business Rates**

Tenant advised to make their own enquiries with the local authority.

# Legal Costs

Each party to cover their own legal costs in this transaction.

## VAT

All figures are exclusive of VAT

#### **EPC**

EPC rating is D (87).

#### Contact

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