



## Serviced Offices To Let

- Self-contained offices of various sizes.
- Grade II Listed period property in an attractive market town.
- Available on flexible terms.

# BERRYS

PROPERTY | BUSINESS | PLANNING

42 Headlands, Kettering  
Northamptonshire, NN15 7HR

Tel: 01536 517777

[ketteringcommercial@berrys.uk.com](mailto:ketteringcommercial@berrys.uk.com)

[BERRYS.UK.COM](http://BERRYS.UK.COM)

## Location

The property occupies a prominent location on the corner of Mill Road and Stoke Hill in Oundle town centre. Surrounding properties are put predominantly to residential use and the town centre offers all of the usual commercial facilities.

Oundle is an attractive market town in East Northamptonshire with a population of approximately 6,000. The A605 passes to the East and provides easy access to the A1(M) and A14 dual carriageways and to Peterborough (12 miles), Kettering (16 miles), Huntingdon (24 miles) and Northampton (27 miles). Mainline rail services are available from all of the places listed above.

## Description

Two storey period stone property sub-divided into modern, well specified serviced office suites. Formerly occupied by Oundle Town Council.

There are office suites available on ground and first floor levels that generally comprise carpet floor coverings, painted walls and ceilings, gas fired central heating and perimeter power points.

There are communal WC and kitchenette facilities and the main building is fitted with a lift. All of the usual mains services are connected.

## Accommodation

Ground Floor	
Office 1	14.31 m <sup>2</sup> (154 ft <sup>2</sup> )
Office 2	10.08 m <sup>2</sup> (109 ft <sup>2</sup> )
Office 3	16.87 m <sup>2</sup> (182 ft <sup>2</sup> )
Office 4	16.87 m <sup>2</sup> (182 ft <sup>2</sup> )
Office 5	25.94 m <sup>2</sup> (279 ft <sup>2</sup> )
First Floor	
Office 6	13.44 m <sup>2</sup> (145 ft <sup>2</sup> )
Office 7	16.53 m <sup>2</sup> (178 ft <sup>2</sup> )
Office 8	16.02 m <sup>2</sup> (172 ft <sup>2</sup> )

## Tenure

The individual offices are available on flexible terms at a price of £130 per square metre per annum.

The rent is inclusive of utility bills and buildings insurance.

For further information and availability please contact the agents.

## VAT

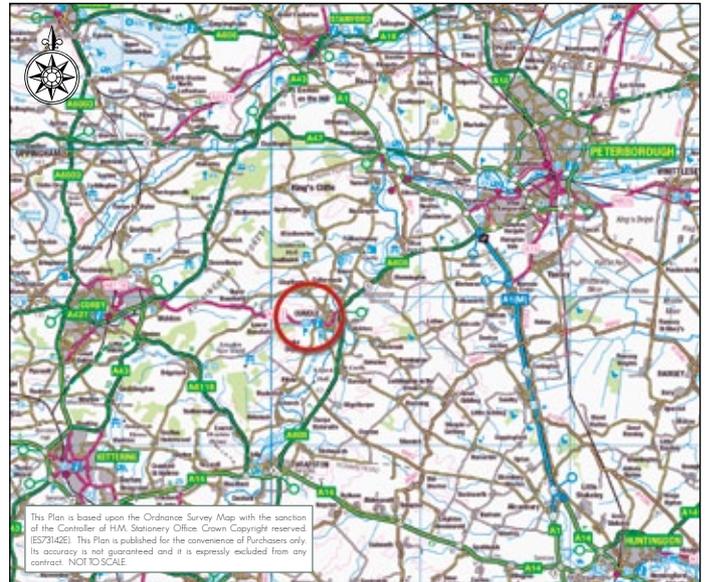
VAT is applicable.

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7. Purchasers must satisfy themselves by inspection or otherwise.

REF: KA21819



## Legal Costs

Ingoing tenants will be required to cover the reasonable legal costs incurred by the landlord.

## Viewing

By prior arrangement with the agents Berrys

Please contact Paul Campbell

Tel: 01536 517777

Email: paul.campbell@berrys.uk.com

A floor plan showing the available office suites is available upon request from the agents.

