For Sale - Office Block

Unit 4- 6 Ryehills Office Park, West Haddon, Northampton, NN6 7BX

NIA 4,296 sq.ft (399.11 sqm)

HOWKINS & HARRISON

Modern Office Block in Rural Location

Unit 4-6 Ryehills Office Park, West Haddon, Northamptonshire, NN6 7BX.

NIA: 399.11 sq.m / 4,296 sq.ft

Property Highlights

Features

- High Quality Office Block
- Strategic Rural Location
- Excellent connectivity to major roads (M1, M6 & A14) and rail (Long Buckby)
- Extensive parking
- NIA: 4,296 sq.ft. (399.11 sqm)

Location

Ryehills Office Park is situated on the outskirts of West Haddon, with easy access to the Bypass. With excellent road communications, the property enjoys the benefit of a rural environment whilst having retail and commercial facilities close by in West Haddon.

The M1 motorway, which connects London with Leeds, is located approximately 3.4 miles to the west of the subject property. By road, the subject property is located approximately 12 miles northwest of Northampton, 25 miles east of Coventry, 24 miles south of Leicester, 43 miles east of Birmingham and 85 miles northwest of London.

Long Buckby railway station is situated approximately 3.2 miles (4.2 miles by road) to the south of the subject property. From Long Buckby there are direct services to Birmingham International (41 mins), Watford Junction (1 hour 7 mins) and London Euston (1 hour 21 mins).

Description

The Ryehills Office Park provides a unique office environment, with the external appearance having very much a rural feel whilst internally the office has the benefit of a contemporary finish, inclusive of all modern facilities.

The property comprises a high-specification, contemporary office block which could either suit a single owner-occupier or could be separated into two or three separate units. The building balances an industrial aesthetic with its rural setting, pairing dark wood cladding with a steeply pitched, grey corrugated metal roof. Skylights flood the interior workspaces with natural light while giving the building a distinct, modern profile.

Each unit benefits from WCs., a kitchen, and meeting rooms.

The building comprises the following areas:

Description		SQ Metres	SQ Feet
Unit 4	Ground floor office	110.4	1,188
	Ground floor kitchen	5.35	58
	Ground floor internal storage	4.63	50
	Unit 4 - Sub-Total	**120.38**	**1,296**
Unit 5	Ground floor office	149.47	1,609
	Ground floor kitchen	6.12	66
	Unit 5 - Sub-Total	**155.59**	**1,675**
Unit 6	Ground floor office	115.44	1,243
	Ground floor kitchen	7.7	83
	Unit 6 - Sub-Total	**123.14**	**1,325**
Total		**399.11**	**4,296**

Services

It is understood that the property is connected to all mains services to include high-speed fibre internet, water, electricity, and drainage. Please note that Howkins & Harrison have not tested the availability or adequacy of the services, but it is assumed that the supplies are sufficient for its proposed use.

Tenure

The building is offered freehold with vacant possession.

Town & Country Planning

The property has planning permission for its current use as an office within an 'E' Class under the Town and Country Planning Act Use Classes order 1987 as amended in September 2020. Any change of use from the current use class would require a planning application.

EPC

The current EPC for the property is C 70) - Valid until August 2029.

Legal Costs

Each party to bear their own legal costs incurred.

Price

Guide Price of £575,000 exclusive.

Outgoing

The property has the following rateable value of £49,500 as of the 1st of April 2023 and is listed as Offices And Premises

Rights of Way/Encumbrances

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves that may exist over the property whether disclosed or not.

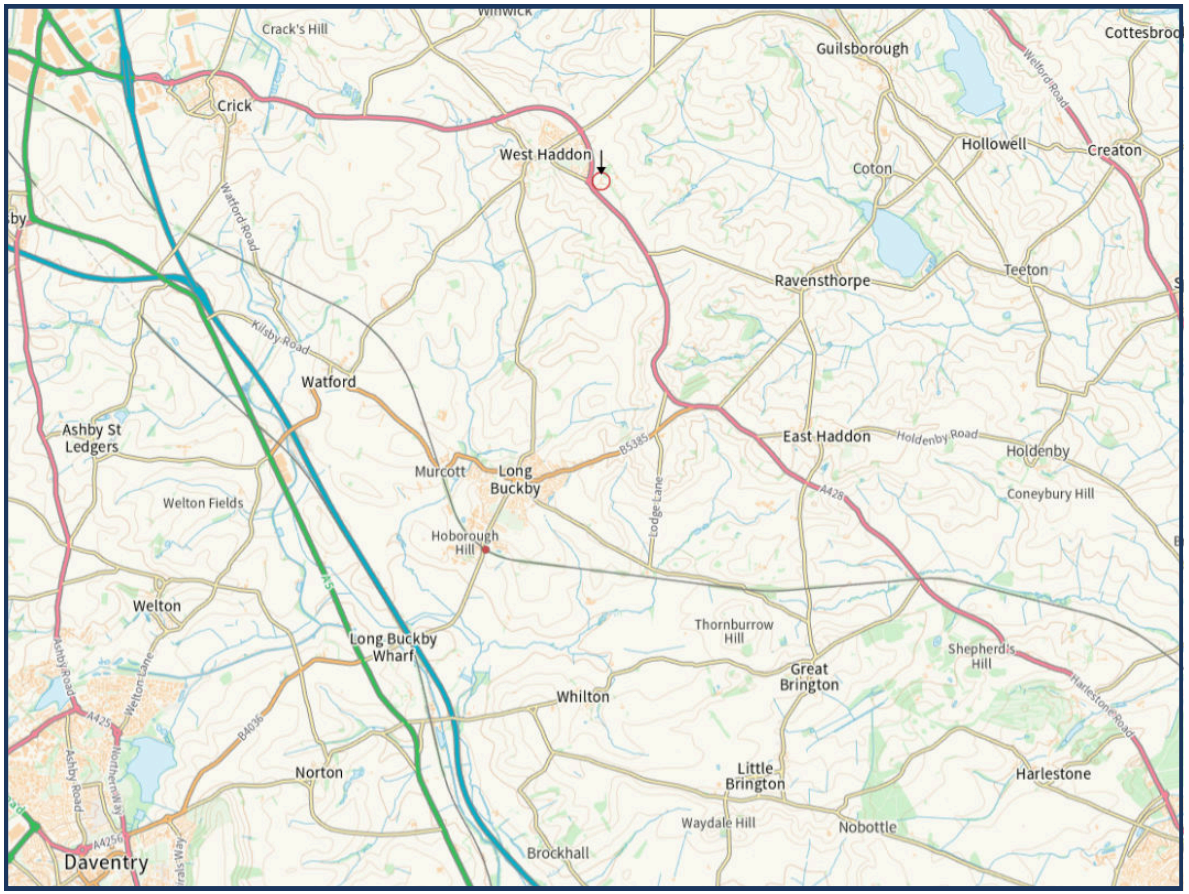
Anti Money Laundering Regulations

We are required under due diligence, as set up under HRMC, to take a full identification (e.g. photo ID and recent utility bill as proof of address) of a potential purchaser prior to accepting an offer on a property.

Viewing

All viewings and information to be obtained by the sole agents, Howkins & Harrison.

Alex.Brown@howkinsandharrison.co.uk | P: 01788 564674



Important Notice
1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

CONTACT US

Howkins & Harrison
7-11 Albert Street, Rugby, CV21 2RX

Email commercial@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison

Instagram HowkinsLLP

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