

# TO LET

**Stoke Albany Golf Club Business  
Centre, Ashley Road, Stoke Albany,  
Market Harborough LE16 8PL**



**Single Storey Rural Office Suite  
683 SqFt (63.50 SqM)**

- Far reaching views over golf course and open countryside
- Superfast Broadband up to 1Gbps upload/download speed
- Ample car parking.
- Comfort cooling/heating.
- Carpeting.
- LG7 lighting.
- Separate shared meeting room above available to book as and when required, subject to availability

**TO LET ON NEW LEASE  
£11,950 per annum exclusive**

Offices also at: ▶ Northampton ▶ Peterborough

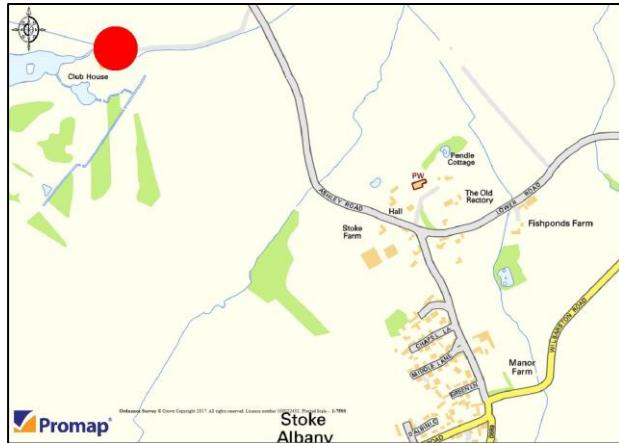
**budworth  
hardcastle**  
**01536 483 400**  
[www.budworthhardcastle.com](http://www.budworthhardcastle.com)



**6 Riley Road  
Kettering  
Northamptonshire NN16 8NN**

[www.budworthhardcastle.com](http://www.budworthhardcastle.com)

## LOCATION PLAN



## LOCATION

Stoke Albany is accessed from the A427 Corby to Market Harborough Road. For exact directions please see <http://www.stokealbanygolfclub.co.uk/map.htm>

The A427 provides direct links to Market Harborough 8.1km (5.1 miles) to the west and Corby 10.3km (6.3 miles) to the east. The A14 is approximately 11.4km (7.1 miles) to the south and the M6/M11 motorway interchange at Cathorpe circa 37.8km (23.5 miles) to the west. The nearest railway stations are at Market Harborough, Kettering and Corby which all connect to London St Pancras international in approximately 60-90 minutes.

## DESCRIPTION

Stoke Albany Business Centre provides high quality office accommodation within the grounds of Stoke Albany Golf Club

The accommodation provides a single storey office suite with large windows to one side providing stunning far reaching views over the golf course and open countryside beyond. There is a small storage room to one side ideal for stationery, printers etc. There is a shared separate kitchenette together with male and female WC's

The specification includes comfort cooling/heating, lighting, carpeting throughout. The offices also benefit from Gigaclear Business Broadband with an upload/download speed of 1Gbps (ultra fast). At first floor level there is a shared meeting room which is available to book on a first come first served basis

## ACCOMMODATION

The offices have been measured on a net internal area basis as follows:-

683 sq ft 63.50 sqm

## TERMS

The offices are available by way of a new internal repairing and insuring lease for a term of years to be agreed. The rent sought is £11,950 per annum exclusive.

The rent is inclusive of the cost of electricity, buildings insurance, broadband provision, maintenance of air conditioning, intruder alarm, fire alarm, fire equipment, emergency lighting, foul drainage, external lighting, external decoration, car park maintenance and window cleaning.

## TOWN AND COUNTRY PLANNING

The offices benefit from planning for B1 office use under planning reference KET/2012/0441

## RATES

The office suite is currently jointly assessed with adjoining accommodation and is in the process of being reassessed. Interested parties should therefore make their own enquiries to Kettering Borough Council Business Rates department on 01536 483400

## LEGAL COSTS

Each party to bear their own legal costs however the ingoing tenants will be expected to provide an undertaking via their Solicitors to pay the landlords reasonable abortive legal costs should the tenant withdraw from the transaction once papers have been issued.

## SERVICES

Electric and mains drainage are connected to the property.

## VAT

The landlord has advised that VAT is not applicable

## EPC

The property has an EPC rating of D78

## VIEWING

Strictly via the sole agents:-

Amanda Lawrence/Fraser Cruickshank

Budworth Hardcastle  
01536 483400

[alawrence@budworthhardcastle.com](mailto:alawrence@budworthhardcastle.com)

[fcruickshank@budworthhardcastle.com](mailto:fcruickshank@budworthhardcastle.com)

**budworth  
hardcastle**  
**01536 483 400**  
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