



## 66a Station Road, Desborough NN14 2RS

- Single or double offices option
- Town Centre Location
- Various Space Options
- Must be seen
- Thoughtfully converted to a very high specification

PRICE  
£550  
PCM

23 High Street, Rothwell  
01536 418100  
[info@simonac.co.uk](mailto:info@simonac.co.uk)  
[simonac.co.uk](http://simonac.co.uk)

S I M & N  
C O.   
ESTATE AGENTS

\*\*IN PERSON AND VIDEO VIEWS AVAILABLE \*\* Modern single or double office option available on top (second) floor in centrally located within Zone A area of Desborough Town centre. Thoughtfully converted to a very high specification and with communal use of purpose-built Restroom area and double toilet facilities. The whole block with its own entrance door and intercom system is accessed from Burghley Close, Option One - 1 x office at £350 PCM. Option 2 = two offices at £550 PCM. All include Water Rates, Electricity Supply and full Gas Central Heating to all areas supported by Upvc double glazed windows. The rooms sized range between approx. 10.5 to 12.5 sq.mt

Rateable value - Rateable value is used to calculate the rates bill payable, yet small business exemptions apply at current time = May 2018

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Simon and Company  
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Rothwell,  
Northants NN14 6AD

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We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.