



29A Station Road, Desborough NN14 2RL

- Good sized office space
- Two rooms
- Town Centre location
- Double glazed
- Central heating

PRICE
£795
PCM

23 High Street, Rothwell
01536 418100
info@simonac.co.uk
simonac.co.uk

SIMON
& CO.
ESTATE AGENTS

****IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY ****Available from 2nd March 2026 is this good sized ground floor double (two separate rooms) office space. Ideal situated just off the main street (Station Road). The offices are gas central heated and Upvc double glazed. The overall floor plan is entrance into the main office with small open plan kitchen area, inner hall to separate side office, store room and WC.

Viewing is advised.

Available: 02/03/26.

Entrance

Via obscured double glazed door to Main Office Area

Main Office Area

21'3" x 13'1" (6.5m x 4m)
Having ceramic tiled flooring, two double panelled radiators, two Upvc double glazed windows to front leading to kitchen area

Kitchen Area

Having work surface areas having cupboards below, appliance space, stainless steel sink and half drainer with mixer tap, splash back, ceiling coving and further panelled doors to Bathroom and Inner Hall

Bathroom

Continuation of ceramic tiled flooring, twin grip panelled bath with

complimentary tiling, built in storage cupboard housing wall mounted boiler, single panelled radiator, Upvc double glazed window to front and further door to separate WC

W c

Continuation of ceramic tiled flooring, single panelled radiator, obscured double glazed window to front and close coupled Wc and pedestal wash hand basin

Inner Hall

Having further panelled door to Second Office Area

Second Office Area

12'11" x 12'11" (3.95m x 3.95m)
Having double panelled radiator, Upvc double glazed window to front, ceiling coving



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Simon and Company
23 High Street,
Rothwell,
Northants NN14 6AD

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The Property
Ombudsman
LETTINGS

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.