



**Baker
Harman**

TO LET: Modern Office Suites



**Suites E & J, Catherine House
Harborough Road, Brixworth
Northampton NN6 9BX**

- 525 – 1,668 sq ft (48.77 – 106.18 sq m) Office Suites
- High Quality Offices
- On site car parking spaces
- Available Combined or Individually.

LOCATION

Catherine House is located in the village of Brixworth in Northamptonshire.

Brixworth is located 8 miles north of Northampton and 11 miles south of Market Harborough.

Whilst Brixworth is only a small village that is surrounded by fantastic open countryside it is also a hot bed for high performance engineering and is the home of Mercedes-Benz High Performance Engines and there are a number of other motor sport related occupiers in the area.

Occupiers in Catherine House include David Mason Financial Planning LLP, Brixworth Legal, Northamptonshire Police, and NHS.

DESCRIPTION

The office accommodation within the property benefits from the following specification / amenities: -

- Raised floors
- Suspended ceilings with inset lighting
- Air conditioning
- Shared kitchenette facilities
- Shared WC facilities
- Allocated car parking spaces

ACCOMMODATION

The suites comprises a total of approximately:-

Suite E	—	525 sq ft (48.77 sqm)
Suite J	—	1,143 sq ft (106.18 sqm)
Total	—	1,668 sq ft (154.95 sqm)

SERVICE CHARGE

The property is subject to a service charge to cover the cost of maintaining the communal areas. Full details of the service charges are available on application.

EPC

An EPC has been ordered.

BUSINESS RATES

The Valuation Office website states that the suites have a Rateable Value as follows:-

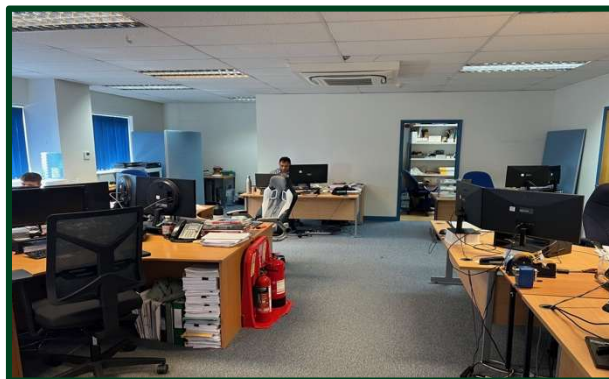
Suite E - £5,800
Suite J - £11,750

The Uniform Business Rate for 2026/27 is 43.2p in the £.

It is possible that Small Business Rates may be applicable for this property. We would recommend that occupiers satisfy themselves of both the Rateable Value and the availability for Small Business Rates Relief.

LEGAL COSTS

Each party is to bear their own legal costs.



ANTI MONEY LAUNDERING (AML)

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.

VAT

All figures quotes are exclusive of VAT at the prevailing rate.

SERVICES

We understand that the property has all mains services. The services have not been tested and interested parties are requested to make their own enquiries in this regard.

The cost of the gas, water, drainage and electricity are paid by the landlord and recharged to the tenant on a proportionate basis.

TERMS

The suites are available by way of a full repairing and insuring lease at the following guide rents:-

Suite E	-	£7,000 pa
Suite J	-	£15,000 pa
Combined	-	£22,000 pa

VIEWING

To view and for further details please contact:

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