



## Rural Office To Let

Blisworth Hill Business Park

Stoke Road, Blisworth, Northants, NN7 3DB

Stone Barn  
Ground Floor



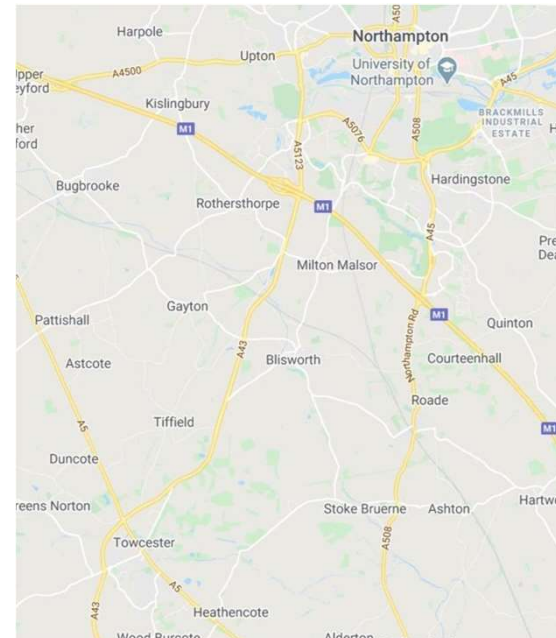


## Location

Blisworth Hill Business Park is located in a stunning rural setting between Northampton and Milton Keynes near the picturesque village of Blisworth.

The site provides easy access to the M1 motorway, National Rail Network from Milton Keynes & Northampton mainline stations and air travel with London Luton Airport and Birmingham Airport located close-by.

Northampton	5.5 Miles
Milton Keynes	16 Miles
Train to London (MK Station)	33 Minutes
London Luton Airport	37 Miles Via M1
Birmingham Airport	50 Miles via M1 and M6





# Accommodation

The Business Park is home to a range of unique and modern offices that have been sympathetically restored from their previous functions as working farm buildings set within an attractive rural environment.

The subject unit is located in a peaceful grassed Courtyard and offers a large open plan office with reception area, WC and Store - No 25 on the Site Plan



The accommodation benefits from:

- ❖ Unlimited Car Parking
- ❖ Fibre Optic Broadband
- ❖ On Site Café and Gym
- ❖ Electric Car Chargers on site

# DETAILS

## ACCOMODATION

The unit provides the following approximate floor area on a Net Internal Area (NIA) basis:

Ground Floor      719 sqft      66.08 sqm

## RENT

£16.00 per sqft per annum exclusive

## SERVICE CHARGE

There is a service charge payable for the upkeep of the shared areas of the Estate and external building maintenance. Further details upon request.

## TENURE

Available by way of a new internal, repairing and insuring lease.

**BUSINESS RATES** to be paid by Tenant

**USE** - Class B1

**EPC** - Level D

## Electrical Installation Condition Report (EICR)

To be provided

## VAT

Available by way of a new lease.

## LEGAL COSTS

Each party to cover their own legal costs.

## ELECTRICITY

Invoiced quarterly by Blisworth Hill properties

## WATER & SEWAGE

Invoiced annually by Blisworth Hill properties

## BUILDINGS INSURANCE

Invoiced annually by Blisworth Hill properties

## CONTACT

To arrange a viewing please contact [ayoung@bhp-offices.co.uk](mailto:ayoung@bhp-offices.co.uk) or call on 07854 396791

# Why Choose Blisworth Hill Business Park

- ▶ We are dedicated to providing excellent facilities and offices, with minimal impact on the environment and we help- you to reduce your carbon footprint at Blisworth Hill Business Park
- ▶ Our onsite Anaerobic Digestion Plant, situated at the business park, provides green electricity into the offices and any surplus goes into the grid
- ▶ Tenants have 24/7 access
- ▶ Unlimited Parking for your staff and customers
- ▶ On site Electric Car Chargers
- ▶ There is a 1GB fibre optic hub on site providing high speed internet to the offices, which is also supported with a backup system and can be tailored to suit individual business needs.
- ▶ We can provide a VOIP system from our on site IT Support Company who can also look after your IT needs.
- ▶ Hot and cold refreshments are supplied by Briary Barn Café which also offers catering for functions and meetings.
- ▶ All office space has raised access flooring, giving the benefit of an infinite number of office layouts and allowing neat power, data and telecoms supply to workstations.
- ▶ We can offer flexible leases from 12 months to 10 years which includes Membership to our Gym, with attractive relocation incentives.
- ▶ There is a gravelled walk to the south of the business park to help you find a little more work/life balance and is perfect for a lunch break stroll.
- ▶ Secure, on site containers if you need additional archive/storage space.
- ▶ Each unit will be fully redecorated and carpeted throughout ready for occupancy

# Site Plan



# KEY: Blisworth Hill Business Park

1. Strata House
2. The Old Mill (Ground - left)
3. The Old Mill (1<sup>st</sup> Floor - left)
4. The Old Mill (Ground - right)
5. The Old Mill (1<sup>st</sup> Floor -right)
6. Tithe Barn Right
7. Tithe Barn Left
8. The Granary
9. The Hovel
10. The Old Dairy
11. The Forge
12. The Maltings
13. The Grainstore (Ground - left)
14. The Grainstore (Ground - right)
15. The Grainstore (1st Floor)
16. The Byre/Beren
17. The Byre/Beren
18. Rickyard Barn (Front)
19. Rickyard Barn (Ground - Rear)
20. Rickyard Barn (1st Floor - rear)
21. The Arch Barn
22. The Hayloft
23. The Courtyard Barn
24. The Grainstore Warehouse
- 24a. Warehouse Unit 1
- 24b. Warehouse Unit 2
- 24c. Warehouse Unit 3
25. Stone Barn
26. 1 Briary Barn (First Floor)
- 26a. Briary Barn Café (Ground Floor)
27. Briary Barn Meeting Room
28. 2 Briary Barn (Ground & First Floor)
29. 3 Briary Barn (First Floor)
- 29a. Briary Barn Gym
30. The Cabin