

Keep House, 124 | High Street | Wollaston | NN29 7RJ

Matthew Nicholas









From £3,951 Per Annum

An appealing collection of offices set within a Grade II Listed property in popular and vibrant village, enjoying use of delightful communal outside space. Offering a variety of sizes, layouts and with the ability to discuss flexible terms, each floor of the building offering a kitchen and toilet facilities, along with a large meeting room available on the ground floor. With the option to take further space (subject to availability), the facility offers scalability to young or growing organisations. In accordance with the ethos of the managing Trust, preference will be shown to charitable or not for profit organisations, but consideration will be given by the Trustees to small, local organisations and firms on a case by case basis.

Annual Rent
The rent will cover the individual use of the office, the service charge (details below), use of the kitchen and bathroom facilities, along with use (subject to booking) of the meeting room.

Service Charge
The service charge includes the following:
Maintained intruder alarm and onsite security patrols.
Grounds maintenance.
Health and safety assessment for the site.
Maintained fire alarm system, risk assessment and firefighting media as required.
Building insurance (not contents for occupiers).
Gas, electric and water supplies.
Twice weekly cleaning of all communal areas.
General repairs and maintenance.

Not Included
Business rates are not included and will be assessed and are payable (if eligible) per occupier directly to the local authority.
Individual office cleaning.
Unique IP address, IT or communication facilities.
VAT is not included and is currently not applicable - this may be subject to change.
There are storage barns on site which are available for rent at additional cost. These are let on a first come first served basis.

Material & General Information
Electricity Supply: Mains
Gas Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas radiators
Broadband: We would recommend that any potential Tenants conduct their own investigations using Openreach and Ofcom checkers.
Mobile Signal/Coverage: We would recommend that any potential Tenants conduct their own investigations using Ofcom checker.





BRIEF TENANTS GUIDE

To reserve a property (subject to references and contract) you will be required to pass an ID check and lodge a holding fee (normally equal to one months' rent).

We strongly advise that you seek clarification in writing from us regarding any element of the property/facilities available or fixtures and fittings that are of importance to you prior to reservation. As every property differs, the member of staff showing the property to you may not be fully conversant with every detail regarding items included or not. For this reason, we suggest you gain that confirmation in writing directly with the office where our records can be cross referenced prior to any commitment. This also includes confirmation as to who occupies the property.

Once agreement is reached, a deadline for agreement confirmed and the holding deposit paid across, a binding time limited contract between you and the Landlord has been created and the following terms will apply:

The information you provide should be given accurately, honestly and in as complete a form as required. If in any doubt, please ask a member of staff prior to completing it or for clarification on any element. We will not reserve a property should we have reasonable cause to doubt the suitability of any proposed Tenant or their ability to meet the criteria required to satisfactorily pass reference checks and/or the Landlord's specific requirements of a Tenant.

Should the information you provide later prove to be inaccurate, false, misleading or incomplete, we and the Landlord reserve the right to withdraw from the proposed agreement to let and retain the holding deposit paid to cover the abortive costs and time invested so far.

We will advise you in writing of the reasons why within seven days of the Landlord's decision to withdraw from the agreement or within seven days of the deadline for agreement, whichever is sooner.

Should you fail to provide the complete information required by the date of the deadline for agreement, we and the Landlord will retain the holding deposit paid to cover the abortive costs and time invested so far. We will advise you in writing of the reasons why within seven days of the Landlord's decision to withdraw from the agreement or within seven days of the deadline for agreement, whichever is sooner.

Should you decide to withdraw from the proposed agreement to let, we and the Landlord will retain the holding deposit paid to cover the abortive costs and time invested so far.

Should the Landlord withdraw from the proposed agreement to let you will be refunded the full holding deposit within seven days.

If information is later deemed to have been inaccurate, false, misleading or incomplete once the Tenancy has begun, this could still result in the Landlord seeking possession with a notice of period of as little as two weeks.

On or before the day the Tenancy Agreement starts you will be required to pay your first month's rent plus the deposit. The deposit is normally equivalent to five weeks' rent (i.e. a monthly rent of £500 would require a deposit of £576.90).

FREQUENTLY ASKED QUESTIONS

Do you take up references? - Yes – we use a referencing company to complete a series of references including your employer, present Landlord (if applicable) and credit checks. You will be sent the relevant forms to complete via email once you have paid your holding deposit and provided your ID documents. The referencing process usually takes 5-7 days. Matthew Nicholas and the Landlord reserve the right to request further information at any point during this process.

What happens if I fail the references? - Depending on the reason why the reference failed, we may either ask for the rental for the whole term to be paid in advance or for you to provide us with a UK based Depending on the reason why the reference failed, we may either ask for the rental for the whole term to be paid in advance or for you to provide us with a UK based guarantor, but this will be subject to a Landlord and/or their mortgage lender/insurer's approval. It is not a given that this will be applicable in all cases. A guarantor must be aware that in acting for you they fully undertake to uphold your responsibilities under the Tenancy Agreement if you fail to do so. Please contact us for further information.

What is the minimum term a property can be rented for? - An Assured Shorthold Tenancy Agreement has a minimum term of six months.

Tenancy Restrictions - Many Landlords and/or their mortgage lender/insurer's may have restrictions regarding the source of rental payments. For this reason it is important that you advise us if you are in receipt of benefit assistance to meet your rental payment obligations so we can ensure this does not compromise the Landlord's relationship with any relevant third party. You also need to advise us if you have pets (particularly cats and dogs). The Landlord may specify that they will not allow that particular type of pet at the property for which they will need to give you a valid reason. Different conditions may apply to any Tenancies granted, so please be sure to talk to us as early as possible to avoid confusion.

Smokers - All our properties are non-smoking.

Sharers - Some Landlords and/or their mortgage lender/insurer's may have restrictions regarding the nature of the occupancy if not a single immediate family unit. If you do want to share a property we may request further details from you regarding ages, occupations, relationship with others etc for those that want to share. This can help the Landlord to decide if they will accept people sharing the property or not.

What does the rent cover? - In all our rental properties the rental payment is just that – ie. rent. You will be responsible for all utility bills, council tax, telephone and TV licence. Please contact the office if you have an queries or require further information.

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OTHER INFORMATION

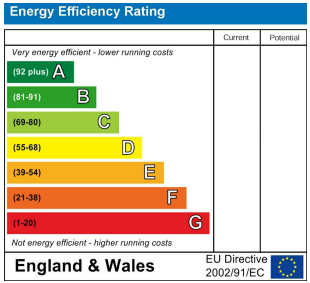
Local authority: North Northamptonshire Council

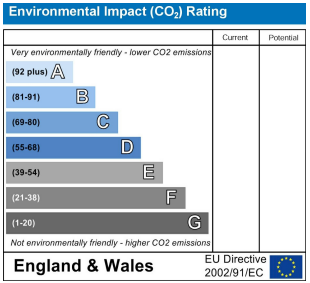
Tax Band:

Furnishing: Unfurnished

Available: 10th September 2026







Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements and photographs in good faith and accordance with the Property Misdescriptions Act (1991). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a let, any assurance as to their accuracy or any suggestion as to their working order. Any prospective tenant is advised to ensure that any item of importance to them is checked with us prior to viewing and signing of the Tenancy Agreement. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 and The Home Information Pack Regulations 2007.

27-29 Newton Road, Wollaston
Northamptonshire

T 01933 663311
E enquiries@matthewnicholas.co.uk
W www.matthewnicholas.co.uk

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