

Phone 01604 629988 • Fax 01604 626247 • Email enquiries@abbeyross.co.uk
• Website www.abbeyross.co.uk

Central Northampton Offices

To Let

60 Gold Street
Northampton
NN1 1RS



- Good quality central office accommodation with secure front and rear access, car parking, passenger lift, toilet and welfare facilities
- Offering first and/or second floor space with suites between 139 sq ft and a total of 3,290 sq ft (305.6 sq m)
- Available immediately on a floor by floor basis at £14,000 per annum exclusive per floor to include essential services and one car parking space per floor

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Location/Description

The property is situated at the Western end of Gold Street close to its intersection with Horseshoe Street (A508 – inner ring road) and only a short walk from Northampton's main line rail station at Castle Hill. Gold Street is a popular shopping and leisure location within Northampton's historic central area. Nearby and adjacent occupiers include UCI Multiplex Cinema, Ibis Hotel, Argos, Northampton Borough Council and Northamptonshire County Council headquarters buildings and various business, retail and leisure occupiers. Northampton's main line rail station is a short walk away providing access within the hour to both London Euston and Birmingham New Street, whilst the town's newly constructed bus station is located five minutes walk away at North Gate.

The property comprises an attractive period building with accommodation across ground, first and second floors. The accommodation has the benefit of door entry systems at the front and rear, the space is nicely decorated to include radiator central heating, kitchen/welfare facilities, toilet accommodation, a full service passenger lift, disabled facilities and each floor is available for lease inclusive of a car parking space at the rear of the building.

Accommodation

Ground floor and rear first floor access

First floor – 1,703 sq ft (158.2 sq m)

Including six main office areas, a fully fitted kitchen, front and rear staircases and passenger lift access.

Second floor – 1,587 sq ft (147.4 sq m)

Including six separate office rooms, a server room and fully fitted kitchen, front and rear staircases and passenger lift access.

Town Planning

We understand the property is Grade II listed and has established offices consent – Classes A2 and B1(a). Further enquiries should be made to the local planning authority, Northampton Borough Council (telephone 01604 837837).

Rating Details

These suites may require separate assessments. Community interest groups and lessees who are classified as small businesses may be entitled to arrange a rates-inclusive package. Please contact the sole letting agents in the first instance or the local rating authority, Northampton Borough Council (telephone 01604 837307).

A Code of Practice for Commercial Leases

ARPC encourage all Landlords and Lessees to consider the recommendations of this publication – applicants should enquire directly to the Agents to discuss specific terms. For further information visit www.lettingbusinesspremises.co.uk

Energy Performance Certificate

A summary of the Energy Performance Certificate (EPC) is contained within these particulars. A full paper or electronic copy of the EPC and Recommendation Report is available free of charge by request.

Please note that the EPC assessment relates to the whole building.

Service Charges

The minimum asking rental will include water charges, electricity, gas and maintenance and supervision of common parts. The rentals are inclusive of the use of a single car parking space – additional parking may be available for an additional charge and by application to the sole letting agents. Please note our previous comments in relation to rates responsibility. Cleaning services for individual offices are also available but for an additional charge – please enquire of the letting agents.

Terms

The individual suites or lettings of the whole or on a floor by floor basis will comprise sub-leases with the following asking rentals;

First floor	-	£14,000 per annum exclusive
Second floor	-	£14,000 per annum exclusive

Rentals will be payable monthly in advance and a three months rental deposit will be required at the outset.

VAT may be payable and all applicants should obtain their own advices in this regard.

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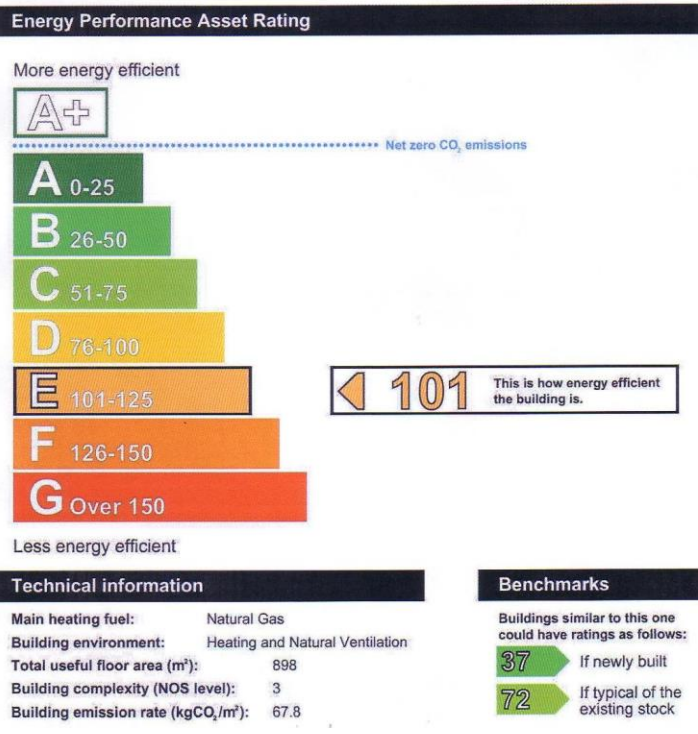
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Viewing and Further Information

Strictly by appointment with the sole agents:-

AbbeyRoss Property Consultants
 Albion House
 Victoria Promenade
 Northampton NN1 1HH

Telephone: 01604 629988
 Email: brendan.bruder@virgin.net
 Contact: Brendan Bruder



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Disclaimer

AbbeyRoss Property Consultants (ARPC) for themselves and for the Vendors or Lessors of the property whose agents they are gives notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract.
- (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely upon them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of ARPC has any authority to make or give representations or warranty whatever in relation to the property.

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