

**MODERN TOWN CENTRE OFFICES**

**TO LET**

**LION HOUSE  
10 WELLINGTON STREET  
NORTHAMPTON  
NN1 3AS**

**350 ft<sup>2</sup> / 52.5 m<sup>2</sup> up to 1,036 ft<sup>2</sup> / 96.25 m<sup>2</sup>**



Phone 01604 629988 • Fax 01604 626247 • Email [enquiries@abbeyross.co.uk](mailto:enquiries@abbeyross.co.uk)

### Location

The property is situated within the pedestrianized area of the Town Centre adjacent to Marks & Spencer and the Notre Dame Pay & Display Car Park. Nearby occupiers include Edinburgh Woollen Mills, H & M Store and Tesco Metro.

Northampton is the county town of Northamptonshire and has an urban population in excess of 195,000 and a catchment of approximately 295,000. The town is situated approximately 67 miles north-west of London and around 55 miles south-east of Birmingham. Both excellent access to the M1/A45 and A14 and a regular rail service to London Euston and Birmingham New Street give the town good local and national connections.

### Description

The property comprises two open plan offices on the second floor, available separately or together, within a modern mixed retail and office development.

The building is constructed of steel frame with brick elevations and concrete floors. The office is already fitted out, benefitting from carpeting and suspended panel ceiling with recessed strip lighting. Car parking can be made available on a separate location. Further details and costs available from the agents.

### Accommodation

The accommodation briefly comprises:-

Office 1	-	686 ft <sup>2</sup> / 63.73 m <sup>2</sup>
Office 2	-	350 ft <sup>2</sup> / 32.52 m <sup>2</sup>
<b>Total net useable floor area</b>	-	<b>1,036 ft<sup>2</sup> / 96.25 m<sup>2</sup></b>

Separate WC and kitchenette facilities

### Services

The accommodation has the benefit of mains water and electricity supplies with drainage into the main drainage system. We understand the unit is fitted with electric wall heaters.

### Planning

We understand from the local Planning Authority at Northampton Borough Council that the property has planning consent for Class B1 (office) as defined under the Town and Country Planning (Use Classes) Order 1987. Interested parties should verify that the premises are suitable for any intended use direct with the local Planning Authority on 01604 837837.

### Rating Details

We understand from the local Rating Authority at Northampton Borough Council that the property has the following 2012/7 rating assessment:-

<b>Office 1</b>		
Rateable Value	-	£4,350
Rates Payable	-	£2,105.40 pa
<b>Office 2</b>		
Rateable Value	-	To be reassessed
Rates Payable	-	TBA

Interested parties should verify the above figures directly with the local Rating Authority at Northampton Borough Council on 0300 330 7000.

### Terms

The accommodation is available on a new effectively full repairing and insuring lease at a net initial rental of £10,250 per annum exclusive for the whole. Individual rents for offices 1 and 2 available upon request.

### Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs.

### Value Added Tax

VAT may be payable on the purchase price and/or on the rent and/or on other charges. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position and, if necessary, taking professional advice.

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### Energy Performance Certificate

A full paper or electronic copy of the EPC and Recommendation Report is available free of charge by request.

### 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.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

### Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants  
Albion House  
Victoria Promenade  
Northampton NN1 1HH

Telephone: 01604 629988  
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E-mail: [ru@abbeyrossgb.com](mailto:ru@abbeyrossgb.com)  
Contact: Robin Ungemuth

### 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.
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