

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

PRIME OFFICES TO LET

COMPETITIVE RENTAL

3-5 WOOD HILL

NORTHAMPTON

NN1 2DA



- * **Very prominent stone fronted building.**
 - * **Northampton Town Centre.**
 - * **2,117 sq ft / 196.7 sq m.**
- * **Third Floor accommodation with part air conditioning and lift.**
 - * **Parking spaces available.**
 - * **Available on a new lease.**

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Location

This prominent stone fronted building is in the centre of Northampton, opposite St Giles Church, in the heart of Northampton's Town Centre. Nearby occupiers include Nandos, Prezzo, banks, building societies along with both national and local retail outlets.

Northampton is a strategically located regional centre with a population in excess of 200,000 and a catchment area population of approximately 325,000. This County Town is situated approximately 67 miles north-west of London and about 55 miles south-east of Birmingham. Lines of communication have steadily improved and the town now has excellent access to the M1/A45, A14 and A34. There are regular rail services to London (Euston) and Birmingham (New Street), all of which give Northampton good local and national connections.

Description

The available space is located at Third Floor level which is accessed by stairs and lift. The accommodation is fitted out with carpeting, suspended ceilings and recessed fluorescent strip lighting. Heating and air cooling is provided by air conditioning units and convector heaters.

The accommodation comprises approximately 2,117 sq ft / 196.7 sq m and is currently laid out as an open plan office and individual partitioned offices, along with a kitchen. W.C facilities are situated on the landing.

There are a limited number of car parking spaces which could be made available.

Lease Terms

The accommodation is offered on a new, effectively FRI lease based on a rental of £18,500 per annum exclusive. Terms to be agreed.

Rates

We understand the third floor currently has a draft 2017 rateable value of £12,750. Interested parties should rely on their own enquiries of the Local Rating Authority (tel: 0300 330 7000).

Costs

Each party to be responsible for their own respective legal costs.

VAT

It should be noted that figures are exclusive of any VAT which the lessor may have a duty or wish to impose.

A Code of Practice for Commercial Leases

AbbeyRoss Property Consultants encourage landlords and tenants to consider the recommendations of this publication – applicants should enquire directly of the agents to discuss specific terms. For further information please visit www.leasingbusinesspremises.co.uk.

Energy Performance Certificate

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

Viewing and Further Information

Strictly by prior appointment with the Sole Agents:

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Albion House
Victoria Promenade
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Contact: **Robin Ungemuth**

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