

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

## FREEHOLD OFFICE INVESTMENT

**Seymour House  
Queenswood Office Park  
Newport Pagnell Road  
Northampton  
NN4 7JJ**



- Prestigious refurbished modern office investment let to a strong covenant
- Comprising approximately 4,600 ft<sup>2</sup> (428 m<sup>2</sup>) with 20 car parking spaces
- Let to a good quality professional tenant on a 5 year lease effective April 2015 without breaks
- Rental income £52,000 per annum exclusive

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#### Location/Description

The subject comprises a detached high quality office building of brick and pitched tiled roof, prominently located on the prestigious Queenswood Office Park adjacent to the A45 and approximately 0.75 mile south of Northampton town centre.

This property has fast dual carriageway access to the A45, the M1 (Junction 15) and Northampton town centre itself. The office park, which was developed in 1991, provides primarily professional office accommodation in a well managed environment and with nearby and adjacent facilities including Delapre Park, Premier Inn, Waitrose, in addition to the park's strategic location.

#### Accommodation

Ground floor	-	Approximately 2,300 ft <sup>2</sup> (214 m <sup>2</sup> )
First floor	-	Approximately 2,300 ft <sup>2</sup> (214 m <sup>2</sup> )
<b>Total</b>	-	<b>Approximately 4,600 ft<sup>2</sup> (428 m<sup>2</sup>)</b>

Primarily open plan layouts including kitchen facilities, male, female and disabled toilet accommodation at each of ground and first floor levels, feature entrance lobby. 20 dedicated car parking spaces and office park landscaped areas on three sides.

#### Services

We understand the property has the benefit of all mains water, electricity, gas and sewerage connections. The property has a gas fired central heating and hot water system with wall mounted perimeter radiators throughout. None of the services or service connections have been tested and purchasers should rely on their own enquiries and inspection.

#### Rating Details

The property has the following rating assessment;  
Offices and premises

April 2017 - £36,750

For further information, details of rates payable and any reliefs or other discounts please contact the Rating Authority for Northampton (tel: 0300 330 7000)

#### Town Planning

The subject property was developed in the early 1990s as part of Queenswood Office Park and has been used since its construction as high quality professional offices. Further and better enquiries may be made to the planning authority, Northampton Borough Council (tel: 01604 837837).

#### Value Added Tax

We understand that this tax will apply and all figures quoted are exclusive.

#### Energy Performance Certificate

A full paper or electronic copy of the EPC and Recommendation Report is available free of charge by request. A copy of the Energy Performance Certificate Summary is attached to these particulars.

#### Lease Terms

The property is let to T Sumner Smith Ltd on a 5 year lease effective 22<sup>nd</sup> April 2015 at a rental of £52,000 per annum exclusive. The lease is drawn on FRI terms subject to a photographic Schedule of Condition. The property has been sub-let to Questgates Ltd on similar lease terms.

There are no break options and the lease includes a requirement for the tenants to contribute to Estate service charges.

T Sumner Smith Ltd are a small professional services firm with an Experian credit score indicating 'low risk'. The sub-tenants, Questgates Ltd, have a similar 'low risk' Experian credit score and for the period ended 30<sup>th</sup> June 2015 recorded the following highlights;

Turnover	-	£12.466m
Pre-tax profit	-	£1.01m
Shareholders' funds	-	£4.18m
Total Assets	-	£7.05m

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#### Rental

The passing rental equates to an overall rental of approximately £11.30 which we would now consider to be already reversionary. Based on open market lettings at The Lakes, Northampton Business Park, Queensbridge and elsewhere, good quality refurbished office space can command rentals considerably in excess of the passing rental providing good scope therefore for growth in the future.

#### Terms

We are instructed to seek offers in excess of £600,000 plus VAT for our clients' freehold interest and subject to the lease as outlined.

#### 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  
Fax: 01604 626247  
E-mail: [brendan.bruder@virgin.net](mailto:brendan.bruder@virgin.net)  
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## Energy Performance Certificate

Non-Domestic Building

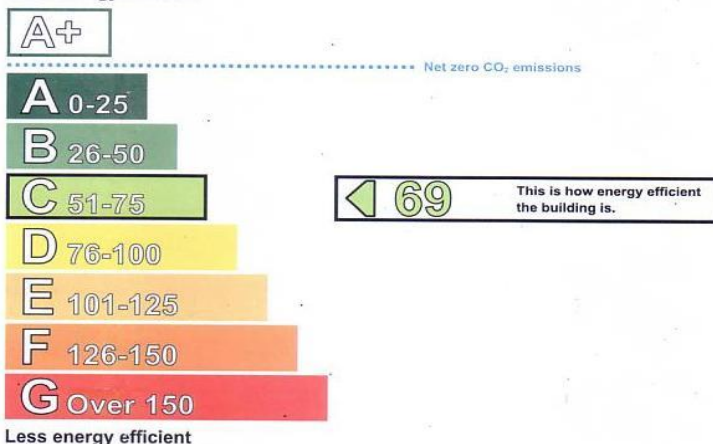
Seymour House  
 Newport Pagnell Road West  
 NORTHAMPTON  
 NN4 7JJ

Certificate Reference Number:  
 9920-1900-0324-4550-5094

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



### Technical Information

Main heating fuel: Natural Gas  
 Building environment: Heating and Natural Ventilation  
 Total useful floor area (m<sup>2</sup>): 466  
 Building complexity (NOS level): 3  
 Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 55

### Benchmarks

Buildings similar to this one could have ratings as follows:

22 If newly built  
 64 If typical of the existing stock

### 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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