

Phone 01604 629988 • Fax 01604 626247 • Email enquiries@abbeyross.co.uk
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Preliminary Details

Northampton Main Road Office Premises

With significant car parking / potential

Cliftonville Road
Northampton
NN1 5BU



- Comprising primarily two storey offices/workshop totalling 5,773 ft²(536 m)
- Large car park (52 + car spaces), set back from main Cliftonville Road
- Adjacent to Edward Green, NGH, car showrooms
- Available on a new lease, rental offers invited in excess of £40,000 pa – no VAT

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Location/Description

The property is situated on the western side of Cliftonville Road between the Edward Green HQ and Northampton General Hospital, approximately 0.5 miles due east of Northampton town centre. Cliftonville Road is the main road linking Billing Road with Bedford Road and onward to Junction 15 of the M1 (approximately 3 miles) with easy access to the A45 dual carriageway, A14 as well as main line rail station at Northampton Castle Station (Birmingham New Street and London Euston services approximately 1 hour).

The property is set back from Cliftonville Road with secure gated access shared with Edward Green. There are approximately 12 car parking spaces in front of the unit with an additional 40 + car parking spaces at the rear of the site. The building comprises mainly two storey office accommodation with workshops, stores, staff facilities. The building is of steel profile cladding and accommodation includes secure rooms, offices, staff rooms, male and female toilet accommodation and a large workshop area with roller shutter doors.

Accommodation

Ground floor	4,018 ft ²	(373 m ²)
First floor	1,755 ft ²	(163 m ²)
Total	5,773 ft²	(536 m²)

Including ladies and gents toilet facilities at both ground floor and first floor, wash facilities, staff room/kitchen, control room, security controlled areas.

Approximately 52 car parking spaces.

Overall site area approximately 0.64 acres.

Services

We understand that all usual mains services are connected including gas, 3 phase electricity, telecoms, water and sewerage.

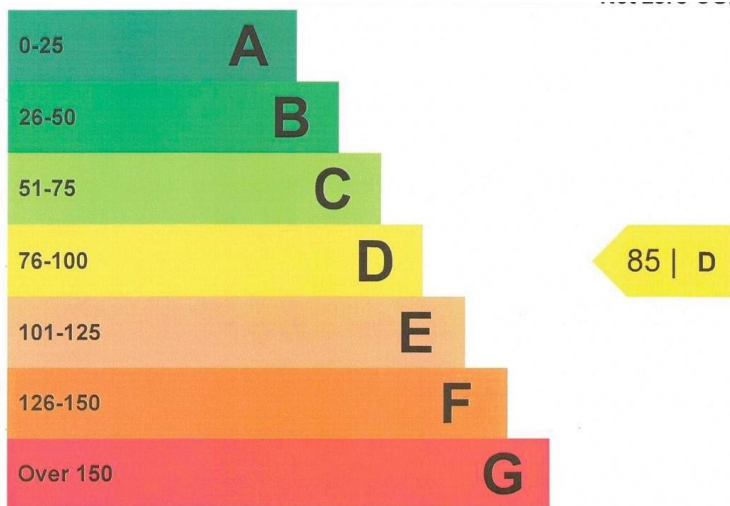
Rating Details

Offices and premises - £19,750

Further enquiries should be directed to the local Rating Authority for Northampton (tel: 0300 330 7000).

Energy Performance Certificate/Recommendation Report

The property has an energy rating of D(85). Copies of the EPC and Recommendation Report can be provided on request and free of charge.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

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RICS 1st Edition of the Code for Leasing Business Premises / Money Laundering

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.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.htm

Please note that all prospective purchasers or lessees will need to be verified for anti-money laundering purposes prior to a sale or letting contract being agreed.

Town Planning

There are numerous previous applications including the addition of portable accommodation at the rear of the site, upgrading and renewing of security fencing, alterations to the front and rear elevations.

For all planning enquiries please contact the Local Planning Authority, Northampton Borough Council (telephone 0300 330 7000)

The property has been occupied as a security control centre by Securicor/G4S for approximately 30 years and it is understood that this use now falls under Class E.

Availability

The property will be available from March 2021.

Terms

We are inviting offers in excess of £40,000 per annum exclusive on a new lease with terms to be agreed.

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.

Viewing and Further Information

Strictly by appointment only with the sole agents:-

AbbeyRoss Property Consultants
Albion House
Victoria Promenade
Northampton NN1 1HH

Telephone: 01604 629988
Mobile: 07798 903977
Fax: 01604 626247
E-mail: brendan.bruder@virgin.net
Contact: Brendan Bruder

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:

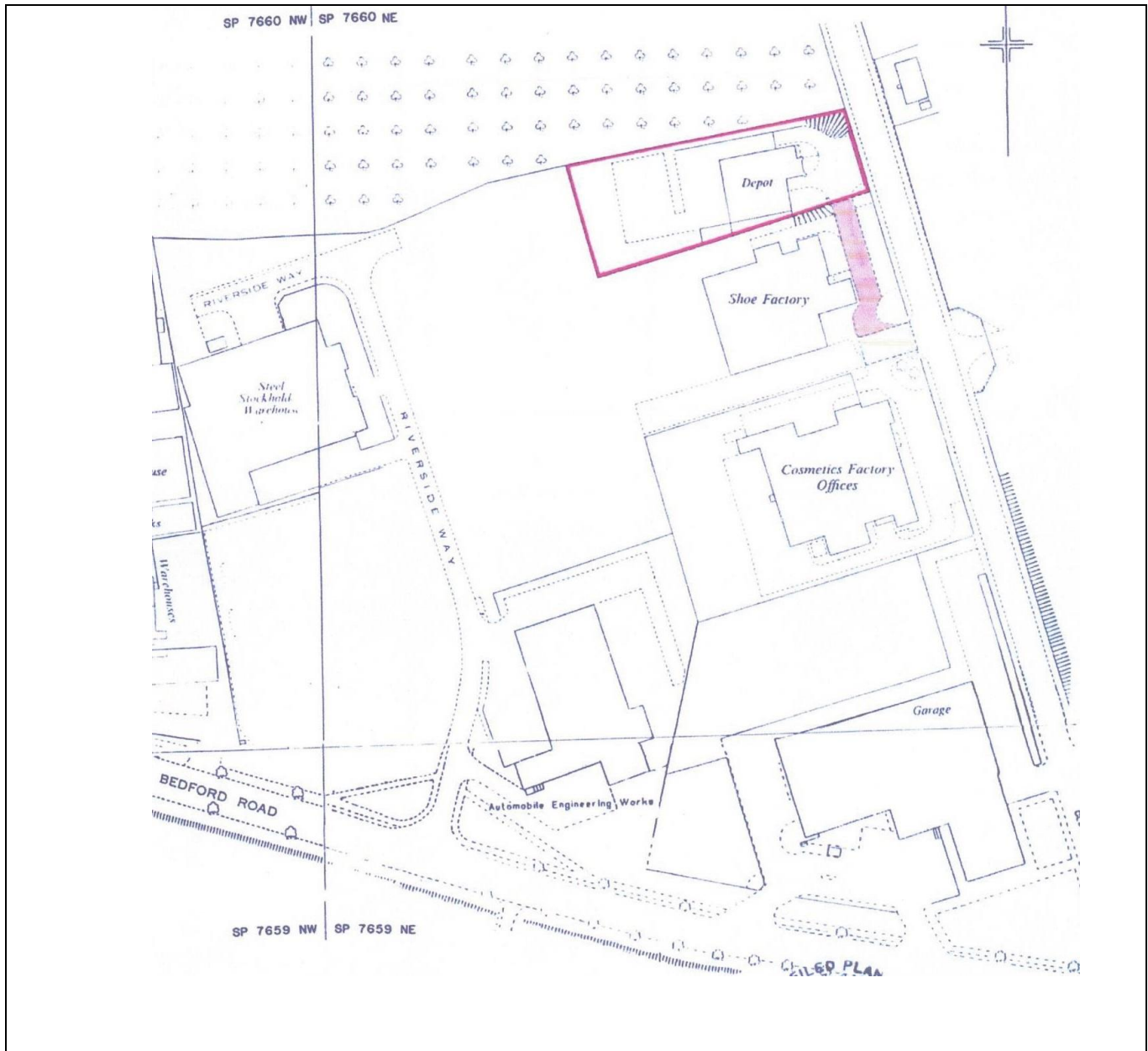
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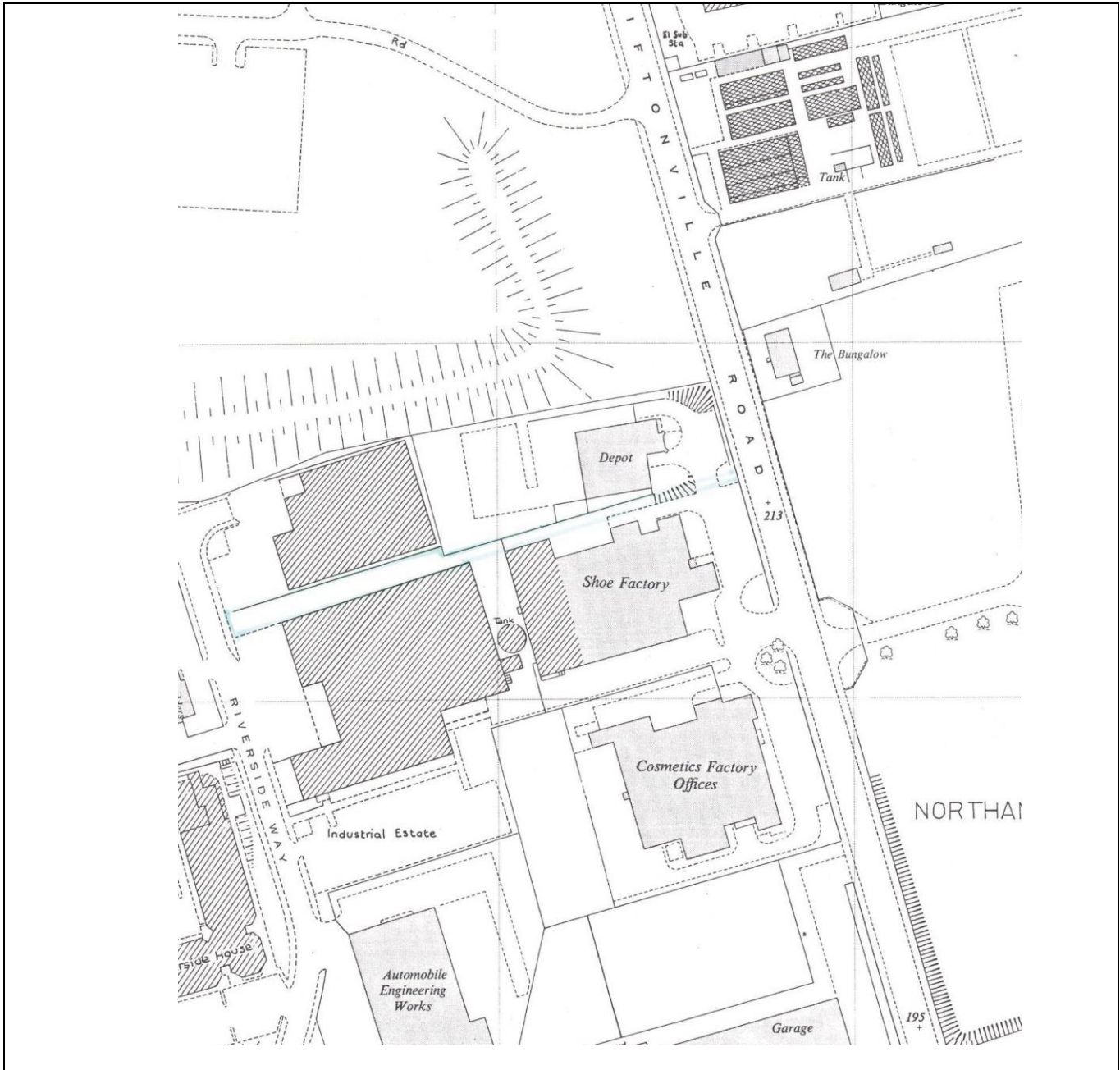
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LOCATION PLAN Cliftonville Road Northampton NN15BU	Date
	Scale: not to scale
	Dwg. No.
	Drawn: Nov 2020

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