

PRELIMINARY PARTICULARS

PRIME OFFICE TO LET

FIRST FLOOR, 3 QUEENSBRIDGE, THE LAKES, NORTHAMPTON, NN4 7BF



- **High quality modern office space in an attractive landscaped Environment**
- **Approx 2,555 sq ft together with 11 on site car spaces**
- **Modern office providing a mixture of open plan and individual offices**
- **Excellent specification which will include comfort cooling, suspended ceilings, LED lighting, carpeting and fitted kitchen**

AVAILABLE BY WAY OF A NEW EFFECTIVE FULL REPAIRING AND INSURING LEASE AT A RENTAL OF £51,100 PER ANNUM EXCLUSIVE



LOCATION

The property occupies a prominent position fronting Bedford Road and is the ground floor of one of the largest buildings at Queensbridge which forms part of the popular Lakes office development.

The office benefits from an excellent location being 1 mile east of Northampton town centre and 4 miles from Junction 15 of the M1. Nearby amenities include the Britannia Pub as well as the Holiday Inn, both within short walking distances.

DESCRIPTION

The premises comprise the first floor of a two storey building. The offices are undergoing an upgrade and will provide comfort cooling, suspended ceilings, LED lighting, carpeting to the office areas, raised floors and a kitchen to include a fitted dishwasher and fridge.

ACCOMMODATION

Approx. 2,555 sq ft together with 11 car spaces

SERVICES

We understand all mains services are available at the property however, these have not been tested.

We understand the property is currently awaiting assessment.

EPC

We understand this has recently been commissioned and will be available shortly.

TERMS

The property is available on a new effective Full Repairing and Insuring lease at an initial rental of £51,100 per annum exclusive

SERVICE CHARGES

There will be a service charge to cover shared services repairs and maintenance of common parts as well as a small charge to cover such items as external common areas, maintenance and lighting.

VAT

All figures quoted are exclusive of VAT.

LEGAL COSTS

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

Before lawyers are formally instructed the client will require a non-refundable deposit of £2,000 plus VAT to cover abortive costs. This will be refunded from the first quarters' rent.

RATES



VIEWING

For viewing, and further information please contact:

ben@bencolemanassociates.co.uk



BEN COLEMAN BSc FRICS

BEN COLEMAN ASSOCIATES

18 HIGH STREET

WOOTTON

NORTHAMPTON

NN4 6LL

t: 01604 660014 m: 07843 582303

e: ben@bencolemanassociates.co.uk

www.bencolemanassociates.co.uk

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