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BROOK HOUSE

RUSHMILLS | NORTHAMPTON

HIGH QUALITY OFFICES TO LET OR FOR SALE

4,624 SQ FT (429.6 SQ M)

Riverside Setting. Established Business Location.

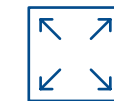
Brook House occupies a prominent position within Rushmills, one of Northampton's most established office destinations with the convenience of easy access to Northampton town centre.

The detached office building provides a high-quality working environment overlooking the River Nene, with excellent parking provision and easy access to Northampton town centre, the A45 and Junction 15 of the M1.





Key Features:



4,624 sq ft (429.6 sq m)



Detached office building



22 dedicated car spaces



Raised access floors



Comfort cooling & heating



LED lighting throughout



Excellent natural light



Open plan offices



Attractive riverside setting



Connected. Accessible. Established.

Brook House occupies a prominent position within Rushmills, one of Northampton's most established office destinations. Situated within The Lakes office development, the property enjoys an attractive riverside setting overlooking the River Nene whilst benefiting from excellent accessibility to Northampton town centre and the wider road network.

The area has long been recognised as a preferred office location, attracting a range of professional, legal, financial and corporate occupiers.

Nearby businesses include Tollers, Persimmon Homes, Staysure, TC Group, OCM, Shoosmiths, DFA Law, David Williams IFA and Handelsbanken, creating a well-established business community.

Occupiers also benefit from a range of nearby amenities including the Holiday Inn, restaurants, cafés, fitness facilities and riverside walking routes, providing an attractive environment for staff and visitors alike.





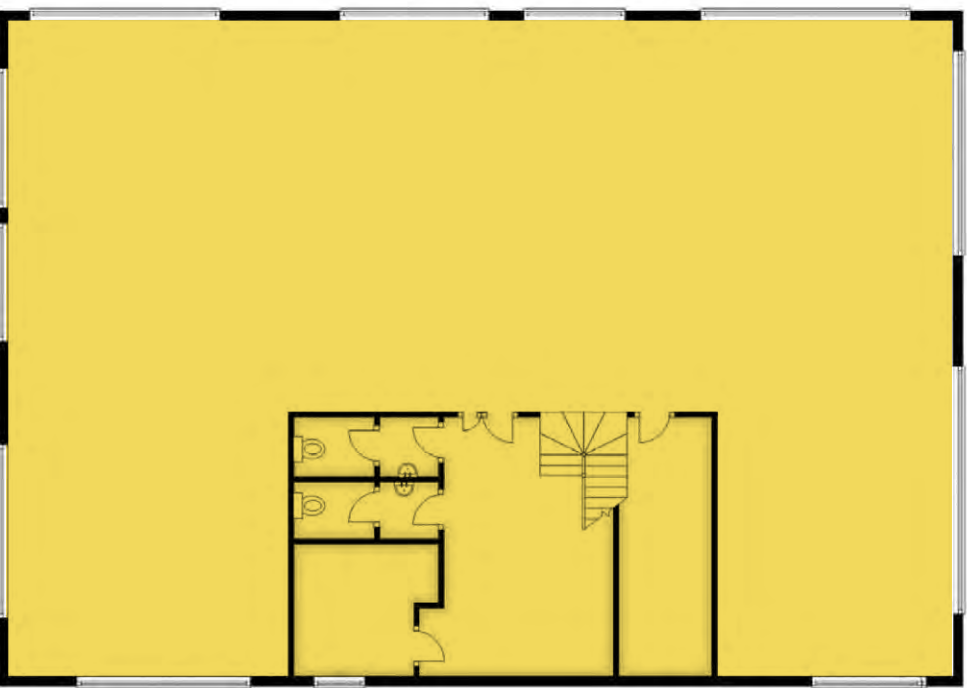
4,624 sq ft over two floors

GROUND FLOOR



FIRST FLOOR

Plans show approximate layout



For indicative purposes only

Brook House provides high quality open plan office accommodation arranged over ground and first floors.

Benefiting from **flexible open-plan working areas** suitable for a wide range of occupiers. Benefiting from **excellent natural light**, **22 dedicated car parking spaces** and an **EPC Rating of C**, the property provides an attractive and efficient working environment within an established business location.

Floor	Sq Ft	Sq M
Ground Floor	2,297	213.4
First Floor	2,327	216.2
Total (approx)	4,624	429.6





TERMS

The property is available on a new lease on terms to be agreed.
Alternatively, the property is available freehold.

RATES

Rateable Value: £53,000

VAT

VAT will be payable where applicable.

SERVICES

All mains services are connected but have not been tested.

LEGAL COSTS

Each party to bear their own legal costs.

Viewings strictly by appointment:

Available To Let or For Sale

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