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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



Central UK Location. Exceptional Connectivity.

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 and occupies a strategic position at the heart of the UK, making it one of the country’s most accessible business locations.

The town benefits from direct access to Junctions 15, 15A and 16 of the M1 motorway, providing fast connections to London,

Birmingham, Milton Keynes, Leicester and the wider national motorway network. The A45 and A43 are also within easy reach, offering convenient links to the M40, M6 and A14.

Northampton Railway Station provides regular direct services to London Euston and Birmingham New Street, with journey times from approximately 50 minutes, making the town highly attractive to businesses operating on a regional and national basis.

BROOK HOUSE
Rushmills | Northampton | NN4 7YB

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DESTINATION	DISTANCE
London	68 miles
Milton Keynes	20 miles
Leicester	38 miles
Oxford	43 miles
Birmingham	53 miles
Cambridge	58 miles

DESTINATION	JOURNEY
London (Euston)	from 50 mins
Birmingham (New Street)	from 55 mins
Manchester (Piccadilly)	from 2hrs 4 mins
Milton Keynes	from 14 mins
Coventry	from 35 mins
Leicester	from 35 mins



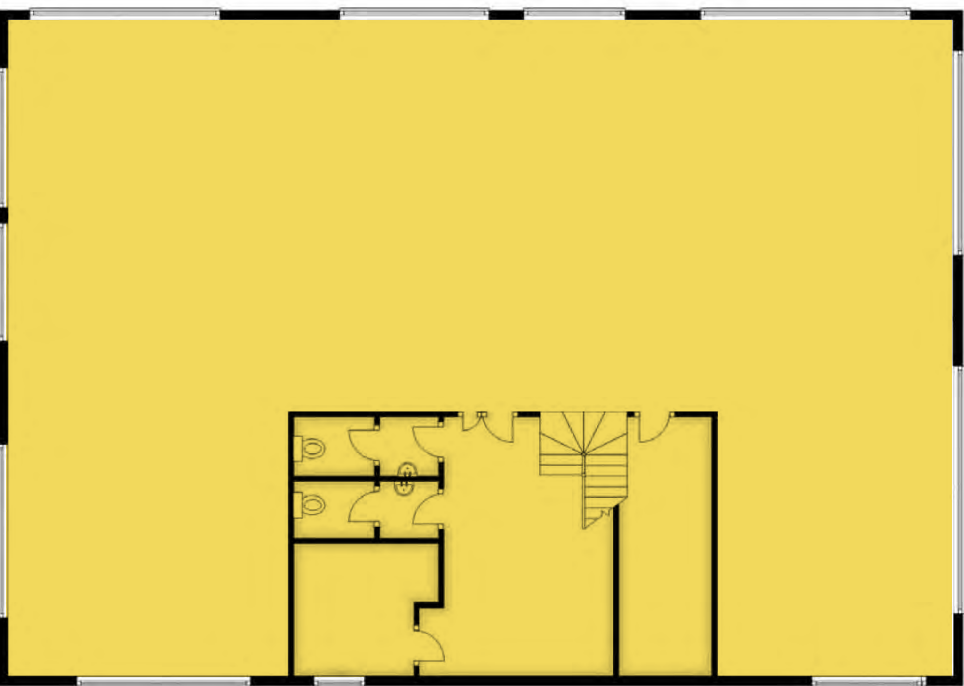
4,624 sq ft over two floors

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 a flexible mix of **open-plan** working areas, **private offices, meeting facilities** and **staff amenities**, 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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