

WINDSOR HOUSE

CLIFTONVILLE • NORTHAMPTON • NN1 5BE



TO LET

**Refurbished Ground
Floor Offices with
Dedicated Parking**

2,576 sq ft | 8 Car Spaces

- Comfort cooling and LED lighting throughout
- Ready for immediate occupation
- Walking distance to town centre amenities

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2,576 sq ft (239.3 sq m)

High Quality, Self-Contained
Office Space Close to
Northampton Town Centre

Specification Includes:

- New carpeting throughout
- Suspended ceilings
- LED lighting with PIR sensors
- Comfort cooling
- Gas central heating
- Passenger lift access
- On-site car parking



Terms

The ground floor is available on a new competitive lease.
Terms available upon application.

Business Rates

Ground Floor Rateable Value: £21,250
(Additional rates are payable for parking.)

Services

Mains electricity, water, gas and drainage are believed to be connected.
A service charge is payable, covering heating, electricity, external maintenance and cleaning of WCs and common areas.

EPC

Energy Performance Rating: C

Viewing

Strictly by appointment:

BEN COLEMAN

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