

**PRELIMINARY PARTICULARS  
SOL HOUSE ST KATHERINE'S STREET  
NORTHAMPTON NN1 2QZ**



**High Quality Town Centre Offices  
Immediately available**

**Excellent specification to include**

- Air conditioning
- Double glazing
- Perimeter trunking
- Carpeting
- Staffed reception

**SUITES AVAILABLE:**

Suite G01	529	sq ft
Suite 402	1,520	sq ft
Suite 403	1,555	sq ft
Suite 401	1,750	sq ft
Suite 301	1,764	sq ft
Suite 302	4,282	sq ft
Suite 202	4,360	sq ft
Suite 102	4,584	sq ft
Suite G02	4,626	sq ft

**TERMS ON APPLICATION**



## LOCATION

Sol House is located on the western edge of the town centre fronting Horsemarket, part of the inner ring road, opposite Sol Central which includes a range of bars, restaurants, a cinema, hotel as well as a multi storey car park. The town centre, bus and train stations are all within close proximity.

## DESCRIPTION

The property comprises a five-storey building with access from St Katherine's Street. There are approximately 6 car parking spaces available on site, in addition nearby parking is available at Sol Central and the Park Inn hotel (both close to the property).

## ACCOMMODATION

Suite G01	529	sq ft
Suite 402	1,520	sq ft
Suite 403	1,555	sq ft
Suite 401	1,750	sq ft
Suite 301	1,764	sq ft
Suite 302	4,282	sq ft
Suite 202	4,360	sq ft
Suite 102	4,584	sq ft
Suite G02	4,626	sq ft

## SERVICES

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

## EPC

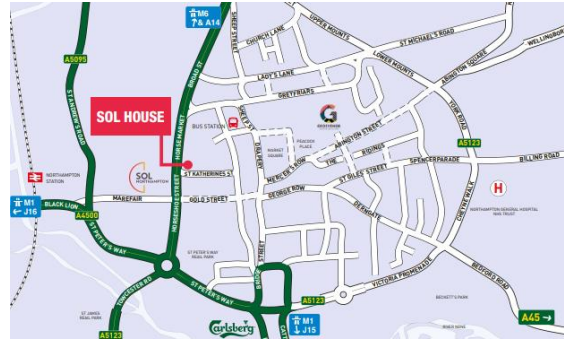
We understand the property has an EPC Rating of C.

## RATES

Currently awaiting re-assessment.

## TERMS

Terms on application.



## SERVICE CHARGE

A Service Charge is payable for the maintenance and upkeep of the building, shared services and a reception facility. We understand the current Service Charge is £6 per sq ft.

## LEGAL COSTS

Each party to be responsible for their respective legal costs.

## VAT

All figures quoted are exclusive of VAT.

## VIEWING

For viewing and further information please contact the sole agent:

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**18 HIGH STREET**  
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If there is any matter which is of particular interest to you, or if you wish to make an appointment to view, please contact our offices prior to undertaking travel.

Our ref 3334 – Sept 2023

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