



Whitworth Chambers  
George Row  
Northampton, NN1 1DF  
enquiries@hadlands.co.uk

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YOUR COMMERCIAL PROPERTY SPECIALISTS

COMMERCIAL • INDUSTRIAL • RETAIL • DEVELOPMENT • INVESTMENT

**TO LET**  
**MODERN OFFICES WITH UNRIVALLED CAR PARKING PROVISION**  
**FROM 4,994 FT<sup>2</sup> (464 M<sup>2</sup>) TO 16,134 FT<sup>2</sup> (1,499 M<sup>2</sup>)**  
**(PLUS WAREHOUSING SPACE IF REQUIRED)**



**THE HOUGHTON CENTRE**  
**SALTHOUSE ROAD**  
**BRACKMILLS**  
**NORTHAMPTON**  
**NN4 7EX**

- FULLY REFURBISHED OFFICES OVER 3 FLOORS WITH PASSENGER LIFT
- AVAILABLE AS A WHOLE OR ON A FLOOR-BY-FLOOR BASIS
- PARKING FOR 100 + CARS WITHIN LANDSCAPED GROUNDS
- HIGH BAY WAREHOUSING ALSO AVAILABLE IF REQUIRED

**AVAILABLE TO LET ON FLEXIBLE TERMS AT JUST £9.95 FT<sup>2</sup> EXCLUSIVE**



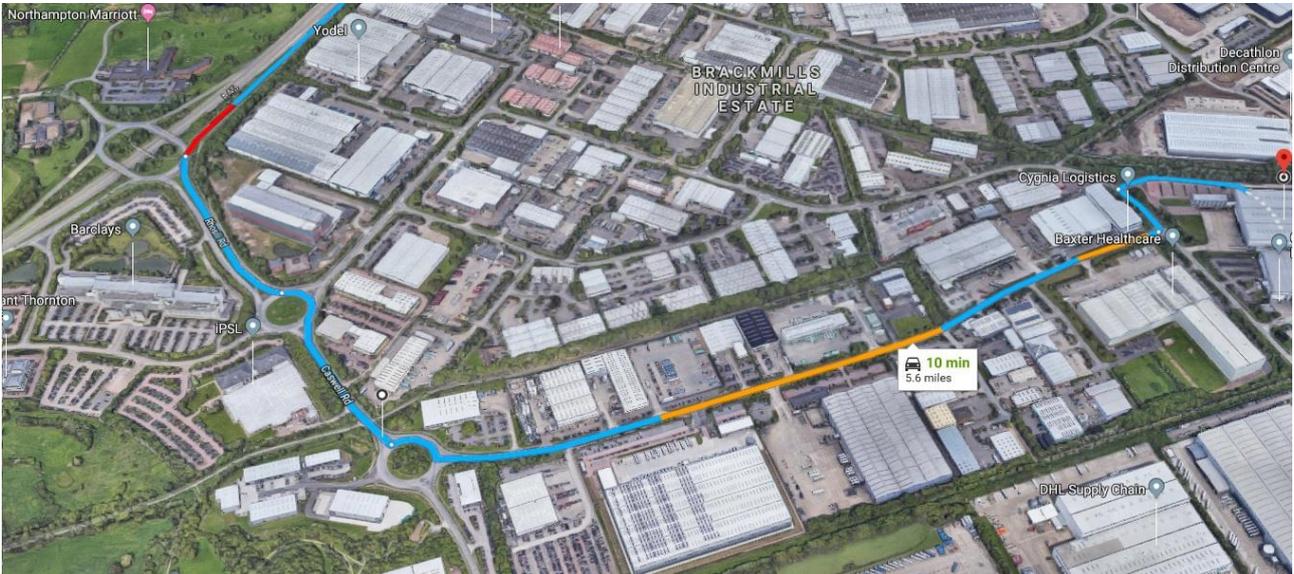
**RICS**

TEL: 01604 639657

[www.hadlands.co.uk](http://www.hadlands.co.uk)

## LOCATION

Northampton is one of England's largest and fastest growing towns with a population of 220,000. It's central location at the heart of the motorway network (M1 junctions 15, 15a and 16) has resulted in many national organisations choosing it for their headquarters. Northampton to Euston trains run hourly with a travel time of 56 minutes.



Brackmills is 3 miles south east of Northampton town centre and 4.5 miles from junction 15 of the M1 via the A45 dual carriageway. Central Milton Keynes is less than 30 mins drive (19 miles). Brackmills has developed into one of the UK's most successful business parks. Major occupiers include Barclaycard, IPSL and Ricoh UK Ltd. Household names have also selected Brackmills as their midlands manufacturing and distribution hubs; Coca Cola, Howdens Joinery, Travis Perkins, Uniserve and DHL amongst others. The property occupies a prominent position close to the junction between Salthouse Road and Caswell Road.



## DESCRIPTION

A modern three storey office building with passenger lift providing mostly open plan floors. The building has recently undergone a comprehensive refurbishment to include upgraded lighting, new carpets and redecoration. The ground floor benefits from a spacious reception. Disabled, male and female toilets are available on each floor and main offices on each floor are also fitted with tea station / kitchen units.



Car parking provision is generous with 100+ private spaces adjacent within gated landscaped grounds.



## ACCOMMODATION

Ground Floor	568 m <sup>2</sup> (6,114 ft <sup>2</sup> )
First Floor	467 m <sup>2</sup> (5,026 ft <sup>2</sup> )
Second Floor	464 m <sup>2</sup> (4,994 ft <sup>2</sup> )
<b>Total</b>	<b>1,499 m<sup>2</sup> (16,134 ft<sup>2</sup>)</b>

## RATES

The Rateable Value of the property has yet to be separately assessed. Interested parties should contact Northampton Borough Council Rating Department on 0300 330 7000.

## TERMS

Available to let on a new lease for a term of years to be agreed for a rental of £160,500 plus VAT per annum exclusive (**just £9.95 per ft<sup>2</sup>**) or on a floor by floor basis to suit occupier requirements. Storage requirements can also be accommodated within 23,750 sq ft of high bay warehousing on site. A service charge to cover building insurance, upkeep of common parts and services is payable.

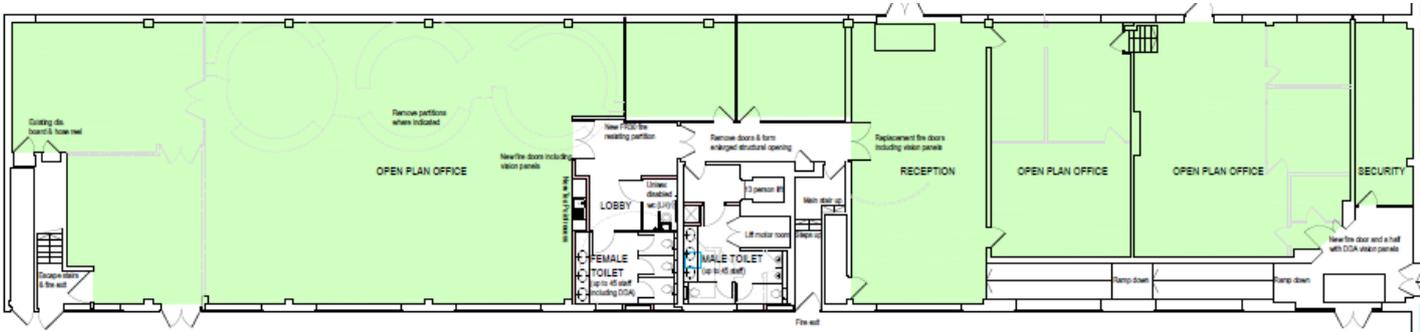
**EPC**

E – 113

A full copy of the EPC report is available upon request.

**INTERNAL DIMENSIONS**

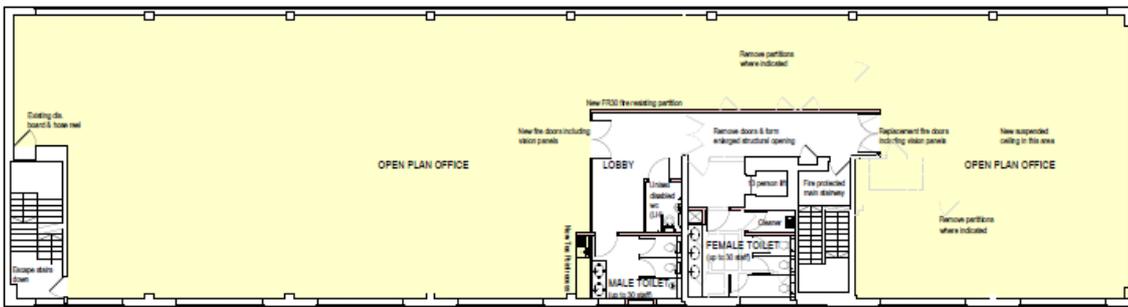
**Ground Floor**



59.75 m (196 ft)



**First Floor**



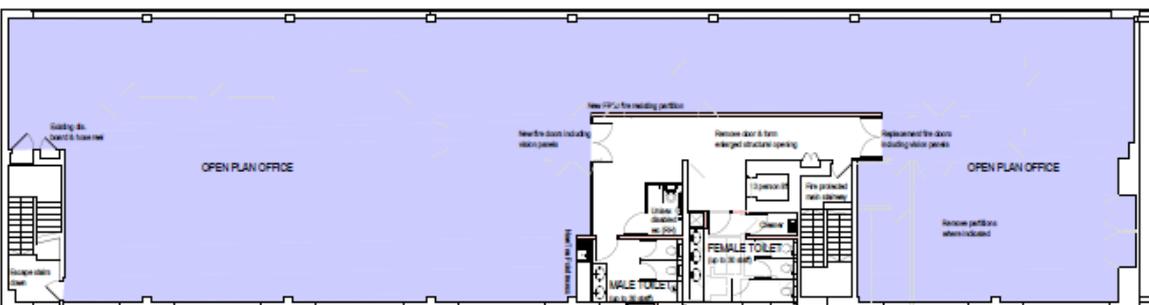
12.07 m (39.5 ft)



47.66 m (156 ft)



**Second Floor**



(Not to Scale - For Identification Purposes Only)

**VIEWING**

Strictly by appointment through the Agents:



Tel: 01604 639657

**Misrepresentation Act:** Hadland for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Hadland has any authority to make or give any representation or warranty whatsoever in relation to this property.

**Value added tax:** Value added tax may be payable on the purchase price and/or on the rent and/or on the other charges or payments. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate advice.