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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 FT² (464 M²) TO 16,134 FT² (1,499 M²)
(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 FT² EXCLUSIVE



RICS

TEL: 01604 639657

www.hadlands.co.uk

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 ² (6,114 ft ²)
First Floor	467 m ² (5,026 ft ²)
Second Floor	464 m ² (4,994 ft ²)
Total	1,499 m² (16,134 ft²)

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 ft²**) 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.

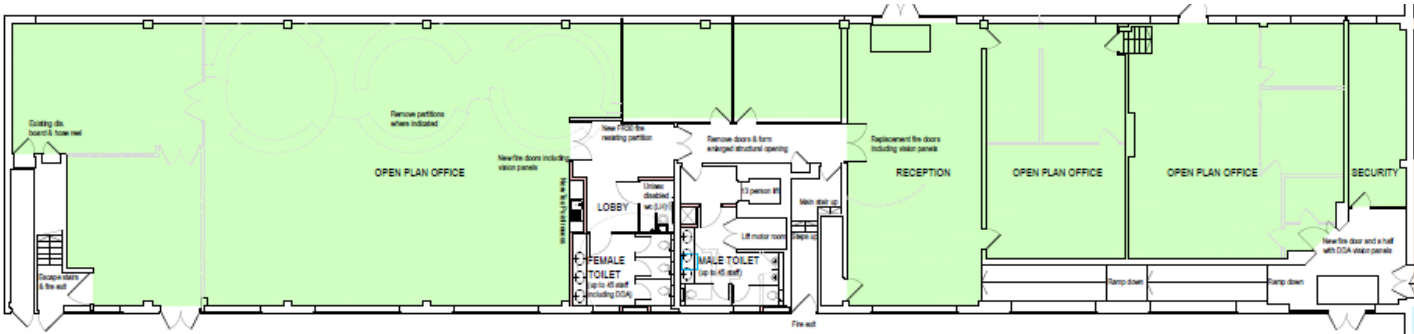
EPC

E – 113

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

INTERNAL DIMENSIONS

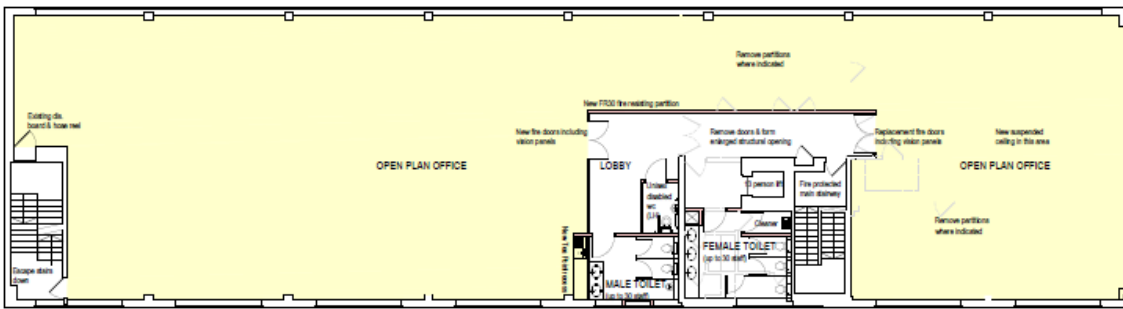
Ground Floor



59.75 m (196 ft)



First Floor



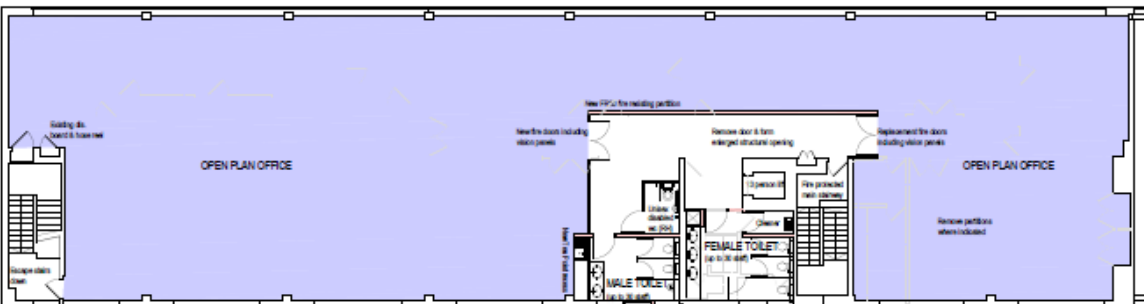
12.07 m (39.5 ft)



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.