

## TO LET

**TOWN CENTRE OFFICES**  
**Rent: £52,500 pa exclusive**

**6 NOTRE DAME MEWS**  
**NORTHAMPTON**  
**NN1 2BG**



### LOCATION

The property occupies in an easily accessible, town centre location, just north of Northampton's main retail pitch of Abington Street. It is located in a cul de sac of offices which houses a variety of professional, administrative and service orientated tenants.

### DESCRIPTION

A modern, fully refurbished, terraced office building with 7 car parking spaces. The property benefits from strip lighting and electric heating as well as 2 WC's and a kitchen on each floor.

Ground Floor 2,198 Sq. Ft.  
First Floor 2,039 Sq. Ft.  
**Total 4,237 Sq. Ft.**

### TENURE

The property is available to let on a new, effective full repairing and insuring lease. Rent: £52,500 per annum

### TERMS

We are instructed to seek offers subject to contract, for the leasehold interest of the vacant office accommodation.

### RATES

VOA Website 2017 Assessment  
Rateable Value £31,750

### EPC

An EPC has been commissioned and is available upon request.

### VAT

VAT will be charged upon the rent

### COSTS

The preparation of the lease will be charged to the ingoing tenant.

### VIEWING

Viewing strictly by prior appointment with the sole agent:

**Stephen Chown**  
Chown Commercial  
Tel: 01604 604050  
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