



aucklandhouse

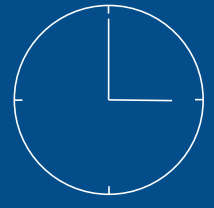
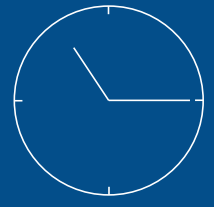
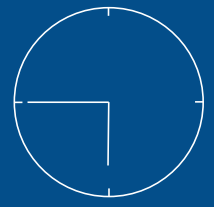
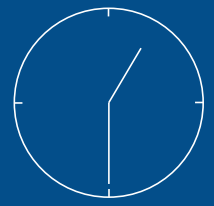
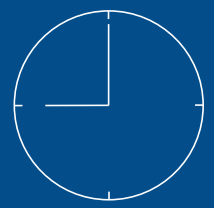
the embankment > wellingborough



time to move?

new **offices** just right for your business...  
to let from 5,000 - 20,000 sq ft  
(465 - 1,858 sq m)

> less than 1/2 mile to railway station > generous parking > open plan floors >





## LOCATION

Wellingborough is a well-established, thriving market town with big plans for the future.

Situated approximately 12 miles east of Northampton and 20 miles north of Milton Keynes, the town benefits from excellent road communications via the A45 dual carriageway linking to the M1 at Junctions 15, 15a and 16. Furthermore, the A45 links the town to the A14 Thrapston Interchange with an average journey time of less than one hour to Birmingham.

The town also benefits from a Midland Mainline rail link to London St Pancras (approximately 50 minute journey time) and to Nottingham and Derby to the north. Wellingborough train station is less than 1/2 mile away.

Further expansion of Wellingborough is now in hand with the release of some 300 hectares of land to the east of the town, where initially some 3000 new houses will be constructed, together with some 110 hectares of employment land. This expansion will see Wellingborough increase in size by some 30% over the next 10-15 years.

The location of Auckland House on the Embankment, will remain a prominent position close to the initial phases of Wellingborough's expansion and conveniently midway between the Midland Mainline rail station and access onto the A45 dual carriageway.

## DESCRIPTION

Auckland House will comprise a detached four-storey, individually designed office building, capable of sub-division on a floor-by-floor basis, with a central core containing stairs, lifts and services.

Self-contained suites in multiples of 5,000 sq ft will be available to let.

The maximum square footage available to an occupier will effectively be approximately 20,000 sq ft (i.e. the whole building).

## SPECIFICATION

- Distinctive offices in landscaped environment
- High quality entrance reception with terrazzo flooring
- Well proportioned open plan floors suitable for sub division
- Raised access floors with carpet finish
- Suspended ceilings with CAT II lighting
- Double glazing
- Gas Central heating
- Comfort cooling to suit occupiers requirements
- 8 person hydraulic lift
- Generous parking

## RATING

To be assessed.

## PLANNING

Unrestricted office content.

## TERMS

To let on a new institutional lease with rent reviews every 5 years. Rent on application.

## VAT

VAT will be payable on the rent.

## ALL ENQUIRIES

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