

85%
NOW LET

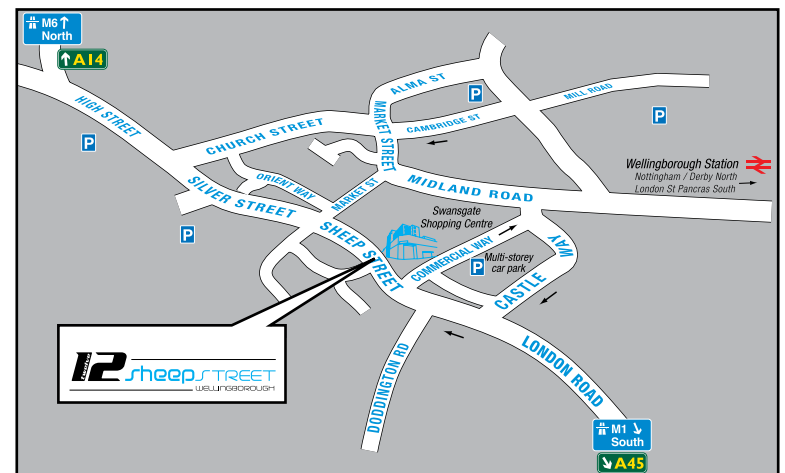
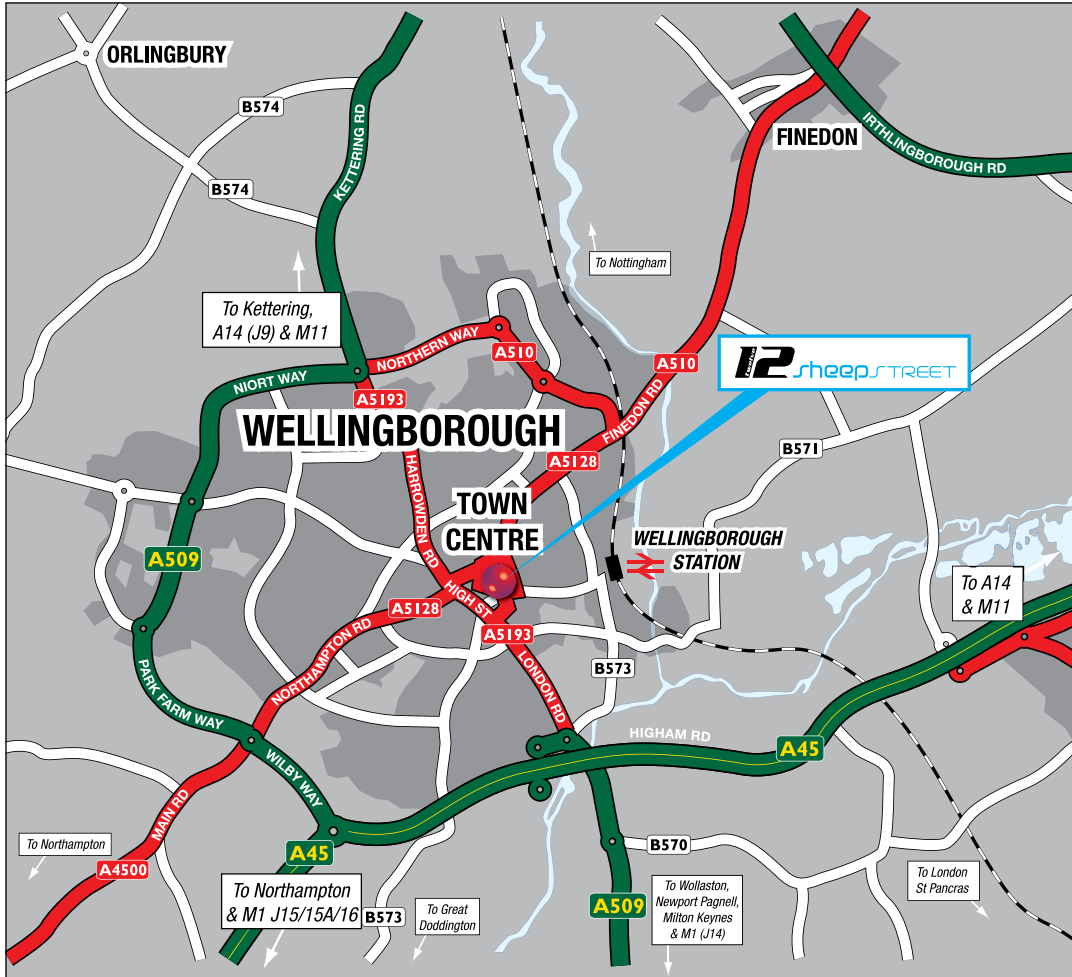
12 *sheep* STREET
WELLINGBOROUGH

Grade A Town Centre Offices

TO LET

3,513 sq ft (326.4 sq m)

Allocated car parking nearby



12 LOCATION

12 Sheep Street is located in a prominent, town centre position in Wellingborough, Northamptonshire. It stands only 75m from the main town centre multi storey car park within which 60 secure car parking spaces are allocated. Wellingborough is approximately 10 miles to the east of Northampton and has excellent connectivity to the major road networks via the A45 and A14 trunk roads which link directly to the M1, M6 and M11. Significantly, Wellingborough also has a main line rail station giving on average a twice hourly 50 minute rail service to London St Pancras International Station. All the major regional airports are within close proximity. Wellingborough is at the heart of a major housing and employment initiative that will see nearly 53,000 homes built in the surrounding area over the next twenty years or so and the employment supply that will naturally follow - local government guidelines suggest 81,000 new jobs across Northamptonshire.

12 DESCRIPTION

12 Sheep Street is a seven storey HQ style office building that meets the very high standards required of today's office environment. The external elevations create a landmark building visible from all the main approach roads into the town. A double height feature atrium/reception area and the adjoining twin lifts give access to the office accommodation above. The offices are DDA compliant and benefit from full climate control and LG3 lighting to give a grade 'A' office specification not currently found elsewhere in the town. All town centre facilities including the banks and shopping areas are nearby giving excellent staff amenities throughout the working day.

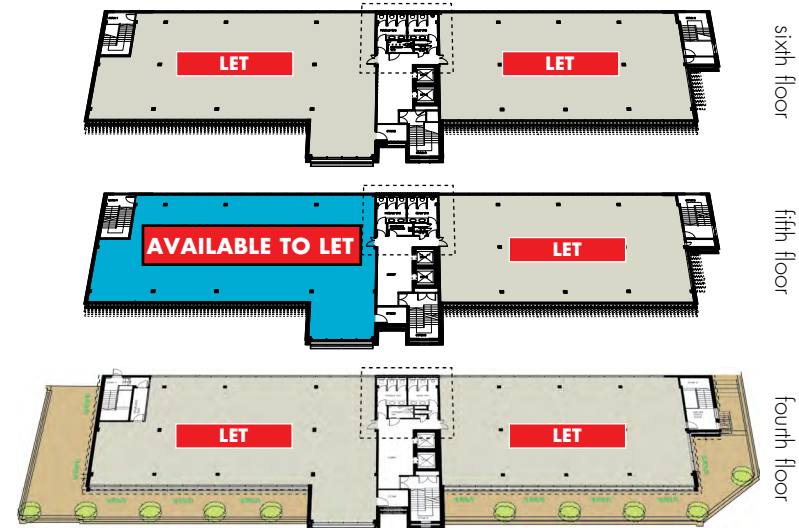
12 SPECIFICATION

- Allocated car parking plus overflow in adjacent multi-storey car park
- Newly refurbished to grade 'A' specification
- 2 storey double height feature reception with gallery landing
- Disabled access / DDA compliant
- Two passenger lifts to carry 10 people each
- Air conditioning with full climate control
- Office areas include LG3 lighting
- Carpets and suspended ceilings
- Landmark town centre building
- Panoramic views to the east and west from upper floors
- HQ style office building
- Staffed concierge

12 PARKING

Only 75m from the main town centre multi storey car park, within which 60 allocated car parking spaces are provided for the whole building - 2 being allocated to this suite. There is direct access from this car park to the main shopping centre and the offices thereafter via a covered walkway. Wellingborough Town Centre currently boasts over 2,000 free to park public car parking spaces within a short walk of this office development.





All floor plans are indicative only



COMMON AREAS

Main Entrance

12 FLOOR AREAS

Ground/Atrium Lobby

Gallery Landing/Balcony

Second Floor: **LET**

Third Floor: **LET**

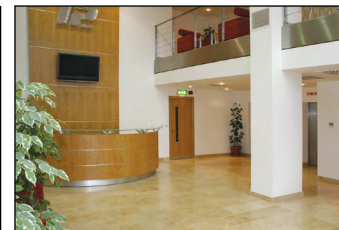
Fourth Floor: **LET**

Fifth Floor North Wing: 3,513 sq ft 326.36 sq m

Sixth Floor North Wing: **LET**

Sixth Floor South Wing: **LET**

**All areas are approx net internal.
Suites can be let individually.**



sixth floor

fifth floor

fourth floor

third floor

second floor

gallery landing

atrium lobby

<< Click on a thumbnail to see the full photograph.

12 TERMS

The property is offered on a new lease on an effective full repairing and insuring basis for a term to be agreed.

12 RATES

All enquiries regarding business rates should be made to the Local Authority – the Borough Council of Wellingborough on 01933 231691.

12 SERVICE CHARGES

The services and maintenance of the common areas of the property are dealt with by the implementation of a service charge that is reconciled annually. All suites are separately metered for power.

12 VAT

VAT will be payable on the rent and service charge.

12 VIEWING

For viewing and further information, please contact the sole agents:

SAMANTHA JONES

☎ 01933 223300

☎ 07990 547366

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CHRIS BILLSON

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☎ 07500 886176

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A development by:



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