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YOUR COMMERCIAL PROPERTY SPECIALISTS

COMMERCIAL • INDUSTRIAL • RETAIL • DEVELOPMENT • INVESTMENT

TO LET
FIRST FLOOR ACCOMODATION TO BE REFURBISHED
224 SQ M (2,415 SQ FT)



FIRST FLOOR OFFICE
12 WATERSIDE WAY
THE LAKES
NORTHAMPTON
NN4 7XD

- **HIGH QUALITY MODERN OFFICES**
- **ON-SITE PARKING**
- **ESTABLISHED OFFICE LOCATION**
- **RAISED ACCESS FLOORING**
- **AIR CONDITIONING**

AVAILABLE TO LET ON A NEW FRI LEASE FOR A TERM OF YEARS TO BE AGREED AT AN INITIAL ASKING RENT OF £43,470 PER ANNUM EXCLUSIVE



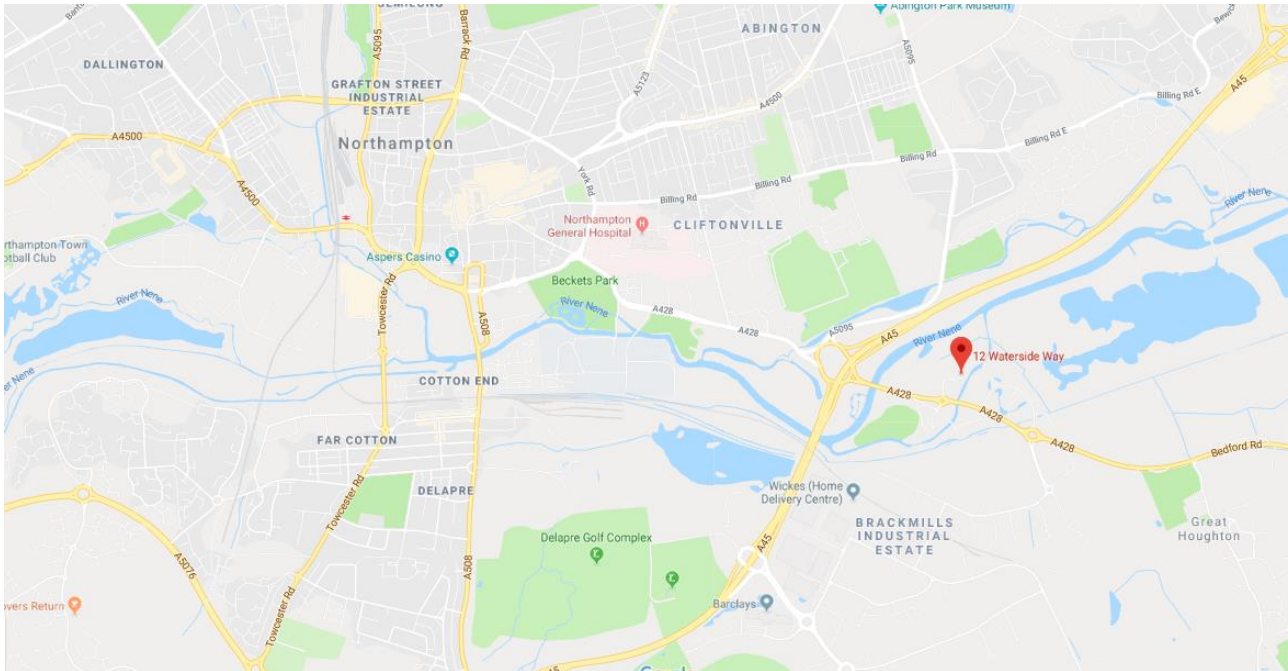
RICS

TEL: 01604 639657

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.



The lake is approximately 1.5 miles south-east of Northampton town centre. The building is located at the entrance to Waterside Way just off the A428 which provides access to the nearby A45 dual carriageway. Junction 15 of the M1 motorway is approximately 4 miles to the south. Northampton enjoys direct rail links to London Euston and Birmingham New Street, each with a journey time of approximately 1 hour and offering connections into the national network.

The Lakes is one of Northampton's strongest office locations with surrounding occupiers including Barclays, HSBC, Persimmon Homes, Redrow and Handelsbanken.

DESCRIPTION

The available suite comprises the entire floor within a detached building.

The property comprises of brick elevations with double glazed windows, under a pitched tiled roof. Internally the office space benefits from raised access flooring, painted walls, suspended ceilings with inset fluorescent lighting and air conditioning.

7 car parking spaces will be demised with the first-floor offices.

Within the central entrance is access to male and female W.C facilities on both the first and second floor. An 8-person passenger lift and separate staircase provides access to the first floor.

The whole floor is subject to an extensive refurbishment which will provide open plan office accommodation.

ACCOMMODATION

First Floor – Right Hand Side	110.7 sq m	1,192 sq ft
Frist Floor – Left Hand Side	113.6 sq m	1,223 sq ft
Total (according to IPMS 3)	224.4 sq m	2,415 sq ft

RATES

The first-floor office is rated in 2 sections;

First Floor – Right Hand Side

Rateable Value - £12,250

Rates payable - £5,880

First Floor – Left Hand Side

Rateable Value - £11,750

Rates payable - £5,640

TERMS

Available to let on a new FRI lease for a term of years to be agreed, at an initial asking rent of £43,470 per annum exclusive.

EPC

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VIEWING

Strictly by appointment through the joint agents



Elliott Halliwell

Tel: 01604 639657

E: eh@hadlands.co.uk

Peter Castle

Tel: 01604 639657

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Or

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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.