

## TO LET

### Office Suites Available

**St. Giles House  
76 St Giles Street  
Northampton NN1 1JW**

#### LOCATION

The property is located on the fringe of the town centre of Northampton in an area of mixed retail and commercial uses.

#### DESCRIPTION

The suite can either be taken as individual or multiple units. The building is Victorian in style with a well presented décor inside. The tenant would have use of shared toilets and kitchen, both on the ground floor.

#### ACCOMMODATION

2<sup>nd</sup> Floor front office: 338 Sq Ft - Rent: £5,198 pa  
2<sup>nd</sup> Floor front office: 254 Sq Ft - Rent: £3,900 pa  
2<sup>nd</sup> Floor back offices: 397 Sq Ft - Rent: £6,106 pa

#### RENT

As stated above and will include heating, lighting, cleaning of common parts & rates, this may be subject to change should the position with rates alter.

There is no parking available; however, spaces can be rented at an additional £1,000 per annum.



#### EPC

Commissioned and available upon request.

#### TERMS

We are instructed to seek offers subject to contract, for the leasehold interest of the vacant office accommodation. The suite is offered on short term all inclusive Law Society Leases. Term to be agreed.

#### LEGAL COSTS

The preparation of a Law Society Lease will be charged to the incoming tenant.

#### VAT

All prices, premiums and rents etc. are quoted exclusive of VAT charged at the prevailing rate that our client may have a duty or choose to impose.

#### VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

### Chown Commercial

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