

CHRISTCHURCH HOUSE

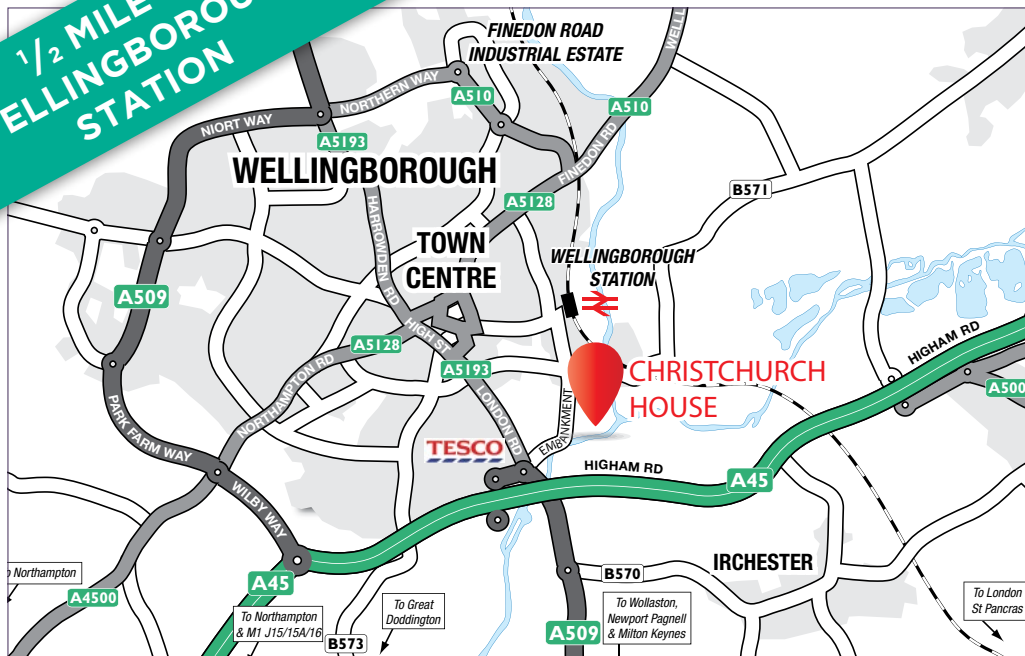
THE EMBANKMENT WELLINGBOROUGH NN8 1LD



Mapeley

HIGH QUALITY OFFICES 5,050 – 10,209 sq ft (469 – 949 sq m)
TO LET

1/2 MILE TO
WELLINGBOROUGH
STATION



LOCATION

Wellingborough is an established commercial centre located 12 miles west of Northampton, 8 miles south of Kettering and approximately 70 miles north of London.

Christchurch House is situated along The Embankment which is one of the main routes into the centre of Wellingborough.

The Embankment is accessed just off the A45 dual carriageway which links through to Junction 15 of the M1 Motorway in Northampton. Wellingborough has good rail links to London St Pancras (approx. 50 minutes) and Christchurch House is situated just a few hundred yards from the station.



The average journey time between London St Pancras and Wellingborough is 47 minutes.
On an average weekday, there are 48 trains per day.

WELL CONNECTED WELLINGBOROUGH...



DESCRIPTION

The property comprises a three storey office building constructed in the early 1990's. The building can be let on a floor by floor basis. Each floor has a kitchenette.

The offices benefit from the following:

- 8 person passenger lift
- Suspended ceilings with Cat 2 lighting
- Male & female wc's and shower room to each floor
- Raised floors
- Gas fired Central Heating
- Up to 55 car parking spaces
- Close to main line station

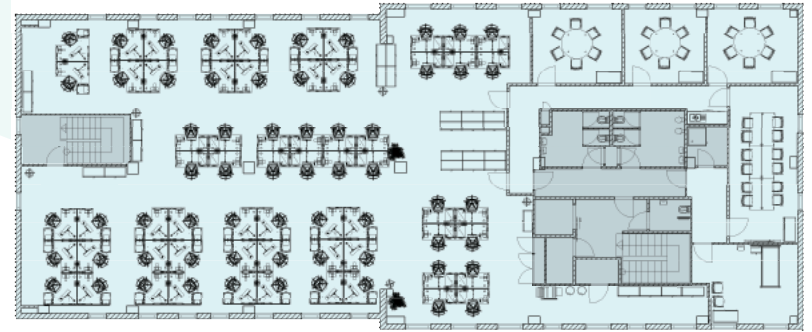
ACCOMMODATION

The available accommodation comprises the following:

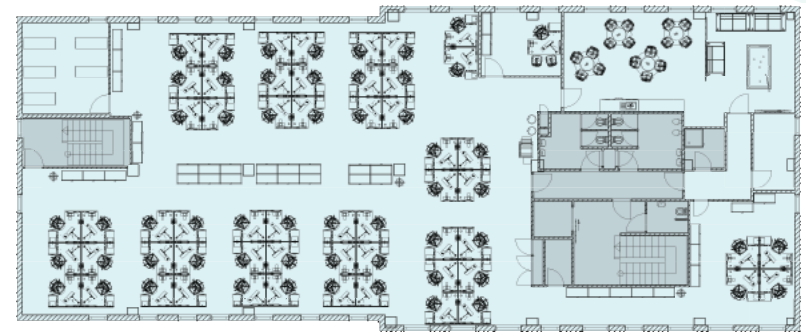
Ground Floor	Let to PCM	Let to PCM
First Floor	5,159 sq ft	(479.32 sq m)
Second Floor	5,050 sq ft	(469.19 sq m)
TOTAL (NIA)	10,209 sq ft	(948.49 sq m)



INDICATIVE LAYOUTS



SECOND FLOOR

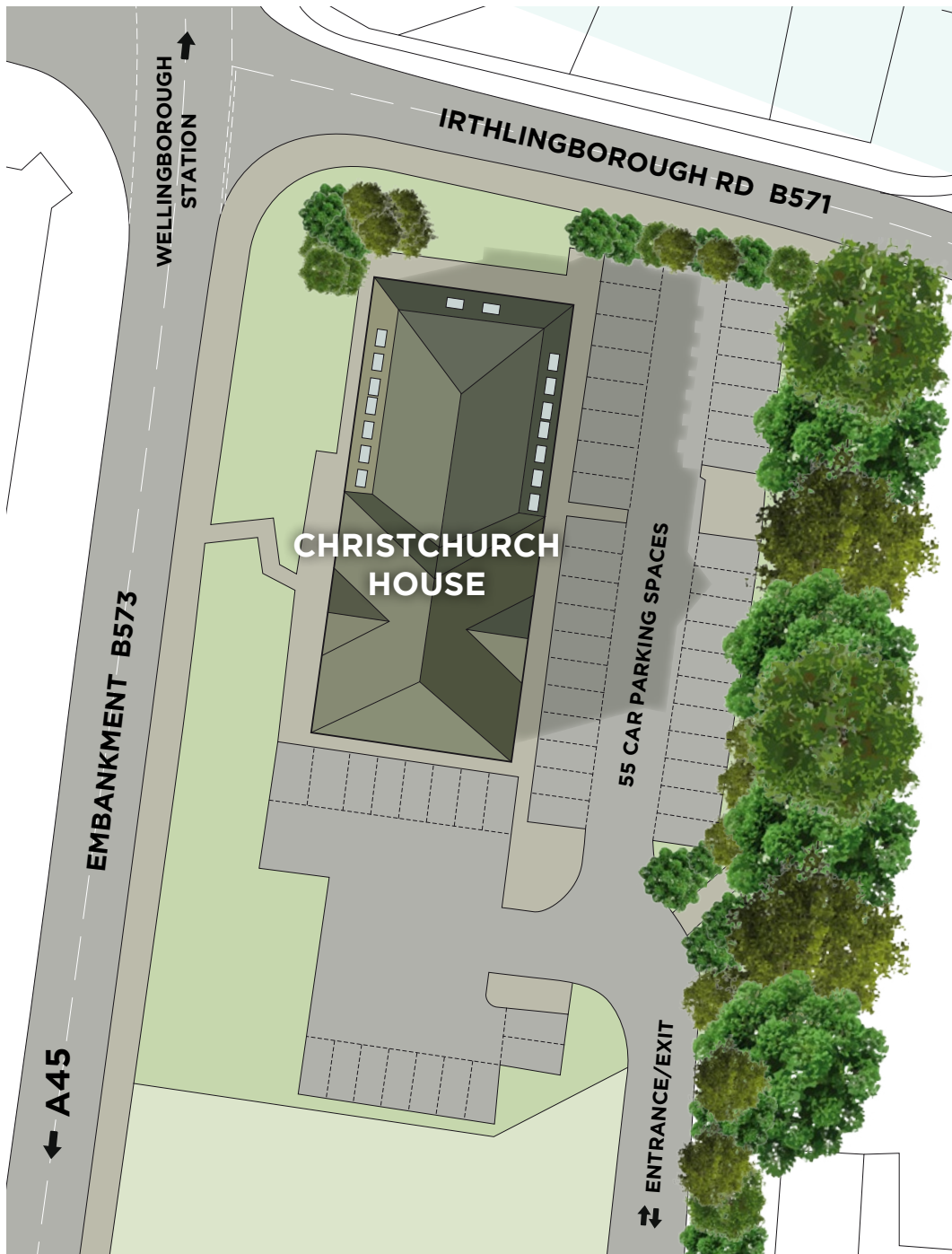


FIRST FLOOR



GROUND FLOOR

LET TO **PCM** THE RIGHT TECHNOLOGY DELIVERED™



EPC

The property has an EPC asset rating of C (74).

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

RATES

1st & 2nd Floor Rateable Value: £74,000

Interested parties should confirm rates payable by making enquiries with the Borough Council of Wellingborough Business Rates Department on 01933 231624.

TERMS

Available as a whole or on a floor by floor basis, leasehold for a term to be agreed.

Rent on application.

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the joint agents:

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