

01604 60 40 20

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www.tdbre.com

**PRESTIGIOUS SELF-CONTAINED OFFICE SUITE  
FROM 1,024 – 2,053 FT<sup>2</sup> (95.16 – 190.73 M<sup>2</sup>) APPROX **TO LET****



**22 QUEENSBRIDGE | THE LAKES | NORTHAMPTON | NN4 7BF**

- ▶ Modern office accommodation
- ▶ Attractive landscaped environment
- ▶ Excellent access to A45 and J15 of the M1 motorway
- ▶ Dedicated car parking spaces
- ▶ Available April 2018

**TO LET ON A NEW FRI LEASE AT A RENT OF £36,175 PER ANNUM EXCLUSIVE**

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For Identification Purposes Only

## LOCATION

The building forms part of the prestigious Queensbridge development, adjacent to the A428 in a landscaped setting on one of Northampton's premier out of town business parks.

Excellent access is offered to both the town centre and the A45, which in turn offers direct access to both the M1 (J15) within approx 4 miles to the South, and the A14 to the North at Kettering.

## DESCRIPTION

A two storey office building to be refurbished to an exceptionally high standard. The specification includes:

- Comfort Cooling
- Suspended Ceilings with LED lighting
- Carpeting throughout
- Fitted kitchens to both floors
- Dedicated car spaces
- May split on a floor by floor basis

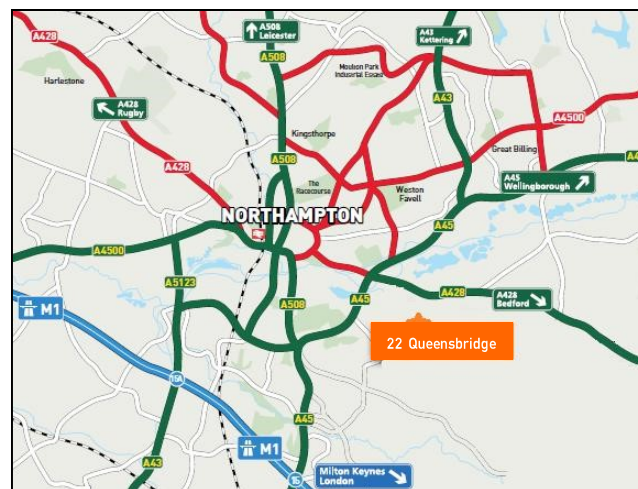
## ACCOMMODATION

All areas are approximate having been rounded and are expressed on a Net Internal Area basis.

	Sq ft	Sq m
Ground Floor Office/Ancillary	1,029	95.63
First Floor Office/Ancillary	1,024	95.16
<b>Total: NIA</b>	<b>2,053</b>	<b>190.73</b>

## SERVICES

We understand that all mains services are connected to the property, TDB have **not** tested any of the services or mechanical or electrical installations. Interested parties must satisfy themselves in this regard.



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## TERMS

The suite(s) are available by way of a new full repairing and insuring lease at a rent in the order of **£36,175 per annum exclusive** for the whole. Rent on application for individual suites.

## RATES

The current rateable value of the property is £19,000. Rates payable for the current financial year April 2017—March 2018 equate to £9,101 approximately.

## SERVICE CHARGE

A service charge is payable for the upkeep and maintenance of the building, common areas and estate maintenance.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

The Tenant will be responsible for the payment of VAT.

## EPC

Energy Performance Rating: Band C – 69

## VIEWING

Viewing and further information strictly via the joint sole agents,

**Chris Drummond or Victoria Robinson**



Chris@tdbre.co.uk  
Victoria@tdbre.co.uk