



PRESTIGIOUS SELF-CONTAINED OFFICE SUITE FROM 1,024 – 2,053 FT² (95.16 – 190.73 M²) 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







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.

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

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

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchasers or tenavies, for any loss arising from the use of these particulars.