

# LAKE SIDE

## DELIVERING A NEW WORKPLACE EXPERIENCE

NORTHAMPTON | NN4 7HD

The Lakes is Northampton's premier business park, situated approximately 2 miles to the south-east of the town centre with direct access of the A45/A428.

The Park provides an attractive and well maintained working environment forming part of the town's dominant commercial area.



# AT THE HEART OF THE LAKES - NORTHAMPTON'S PREMIER OFFICE PARK

A45

LAKESIDE

A428 (Bedford Road)





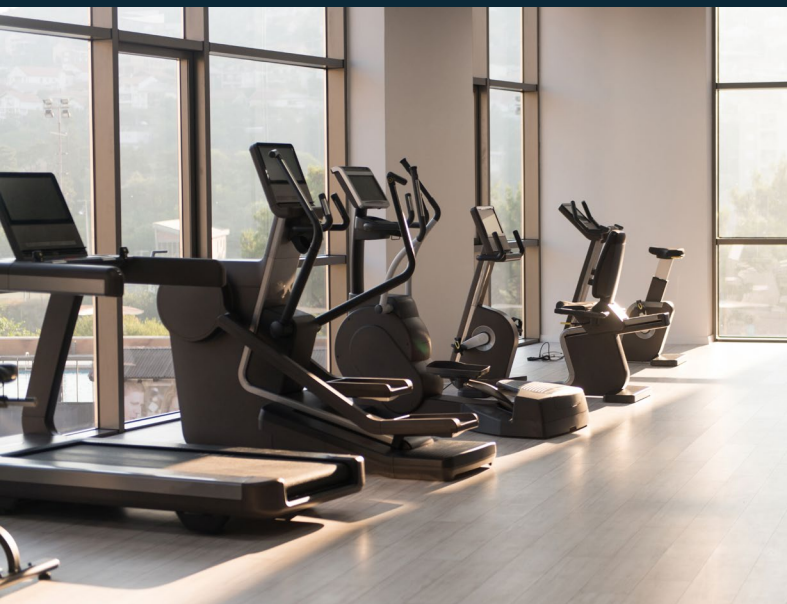
## A SUPERB WORKING ENVIRONMENT

Lakeside is an exceptional HQ office building offering up to 103,624 sq ft (9,626.98 sq m) of Grade A accommodation.

It is located in the heart of The Lakes office park, which provides a waterside setting that is not only a relaxing haven but also a thriving business community.

Once refurbished, it is intended that Lakeside will deliver the following:

- Office suites from 10,000 sq ft (929 sq m)
- High quality open plan and cellular office space
- Prestigious entrance reception hall
- Fitness suite with 24/7 access
- On site coffee shop
- River side seating/views
- Excellent on site car parking
- Roof Terraces with far reaching views



Images shown for representation only





# FLEXIBLE SPACE TO SUIT YOUR NEEDS

Lakeside will be comprehensively refurbished to provide Grade A office space to an institutional specification.

Office space from 10,000 sq ft (929 sq m) to 103,624 sq ft (9,626.98 Sq m) is available.



103,624 SQ FT  
OF PRIME SPACE

Image shown for representation only

IT IS INTENDED THAT THE REFURBISHED SPACE WILL INCLUDE:



NEW ENERGY EFFICIENT VRF AIR CONDITIONING



REMODELLED ENTRANCE RECEPTION\*



CAFÉ AND BREAK OUT SPACE



SHOWERS ON EACH FLOOR



METAL CEILINGS WITH ENERGY EFFICIENT LED LIGHTING (PIR CONTROLLED)



EPC RATING



EV CHARGING POINTS



382 CAR PARKING SPACES



FULL EQUIPPED CARDIOVASCULAR FITNESS SUITE



LOCKABLE CYCLE STORAGE



COMMUNAL WIFI AND 1GB CONNECTIVITY



TARGETING BREEAM EXCELLENT

\* Subject to terms

# YOU'RE IN GOOD COMPANY

The Lakes is Northampton's premier business location and is home to a number of national and international companies including Opus Energy, Talent Works, Handelsbanken, Persimmon Homes, Redrow Homes, Shoosmiths, Towergate and Macintyre Hudson.

Brackmills Industrial Estate is also located nearby and is home to a significant number of international companies including, Travis Perkins, ASDA, Wickes, DHL, Decathlon, Clipper, Harvey Nicholls, Yodel and Uniserve to name but a few.



Bedford Road A428

Premier Inn

OPUS energy

LAKE SIDE

SHOOSMITHS

DEANE  
Pooling & Cladding

REDROW

Persimmon  
Together, we make your home

Handelsbanken

Holiday Inn

Staysure

OCM  
Wealth Management

HOWES PERCIVAL

M1 (J15), A45 and Town Centre

# NEXT LEVEL SPACE

The office space is configured around a central atrium offering approximately 30,000 sq ft on the ground, first and second floors.

This consists of approximately 10,000 sq ft of office accommodation. All floors are easily divisible offering flexible office suites.



Enhanced building option - subject to terms (this level of intervention would be for a single-let occupier only).

Floor	Use	NIA*	IPMS 3*
3rd	Offices	10,305	10,540
2nd	Offices	25,918	29,591
1st	Offices	30,378	30,546
Ground	Offices	31,847	32,082
Ground	Reception	849	865
<b>Total</b>		<b>99,297</b>	<b>103,624</b>

\*All areas are approximate on a sq ft basis.

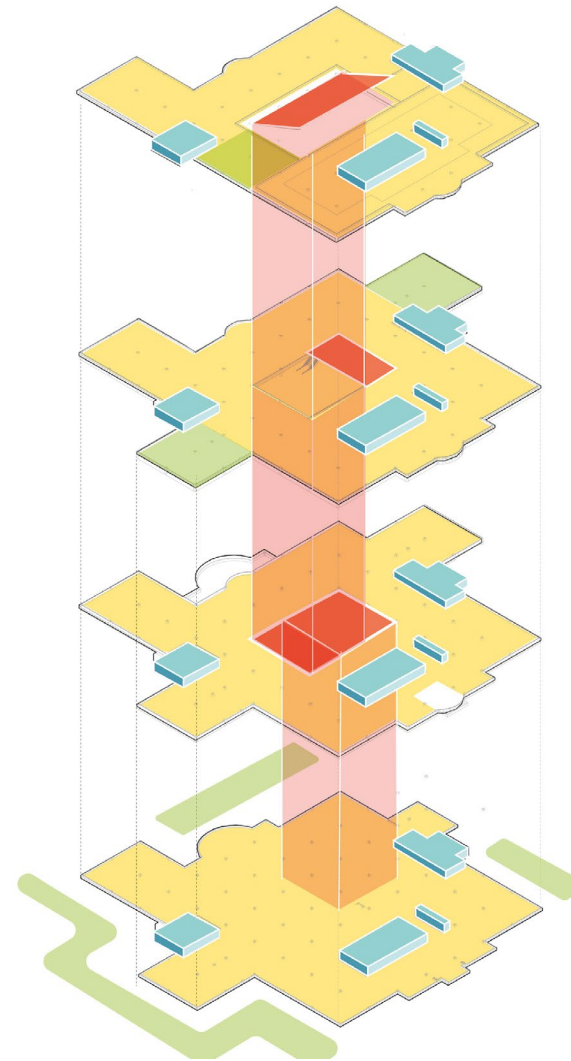


Enhanced building option - subject to terms (this level of intervention would be for a single-let occupier only).

# BUILDING OPPORTUNITIES

## APPROACH 1

Creating a visual and physical connection between the floors through an atrium and interconnecting stair. A new roof structure will shelter the atrium space and allow for natural light to penetrate all the way to the ground floor.



### 3RD FLOOR

NIA 11,629 sq ft  
Terrace: 1776 sq ft  
Intervention: Roof

### 2ND FLOOR

NIA 27,778 sq ft  
Terrace: 4,855 sq ft  
Intervention:  
Additional Floor -  
1,205 sq ft  
+ Connecting Stair






### 1ST FLOOR

NIA 31,784 sq ft  
Intervention:  
Additional Floor  
1,205 sq ft  
+ Connecting Stair

### GROUND FLOOR

NIA 34,472 sq ft

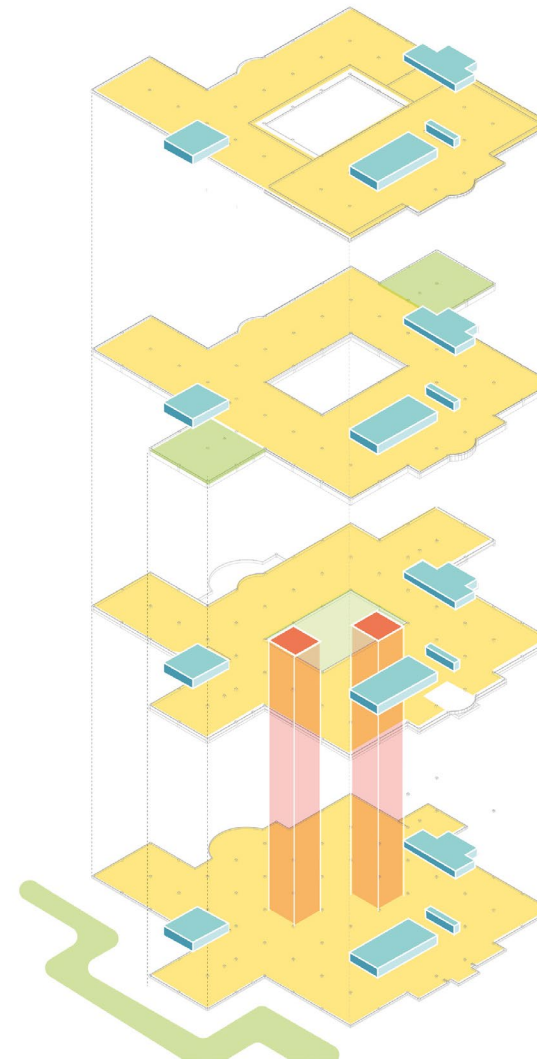


-  Floor plate
-  Intervention
-  Atrium Light
-  Cores
-  Green Buffer

# BUILDING OPPORTUNITIES

## APPROACH 2

Retaining the courtyard and introducing lightwells that will help brighten up the heart of the space at Ground Floor.



### 3RD FLOOR

NIA 11,629 sq ft  
Terrace: 1776 sq ft  
Intervention: Roof

### 2ND FLOOR

NIA 26,409 sq ft  
Terrace: 4,855 sq ft

### 1ST FLOOR

NIA 30,603 sq ft  
Courtyard: 2,454 sq ft  
Intervention:  
Lightwells 1,140 sq ft

### GROUND FLOOR

NIA 34,472 sqft

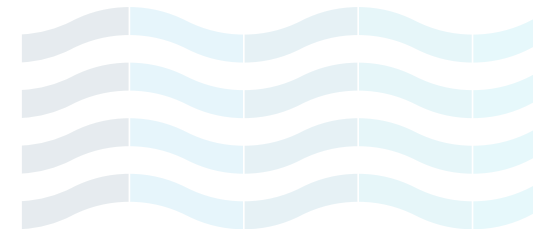
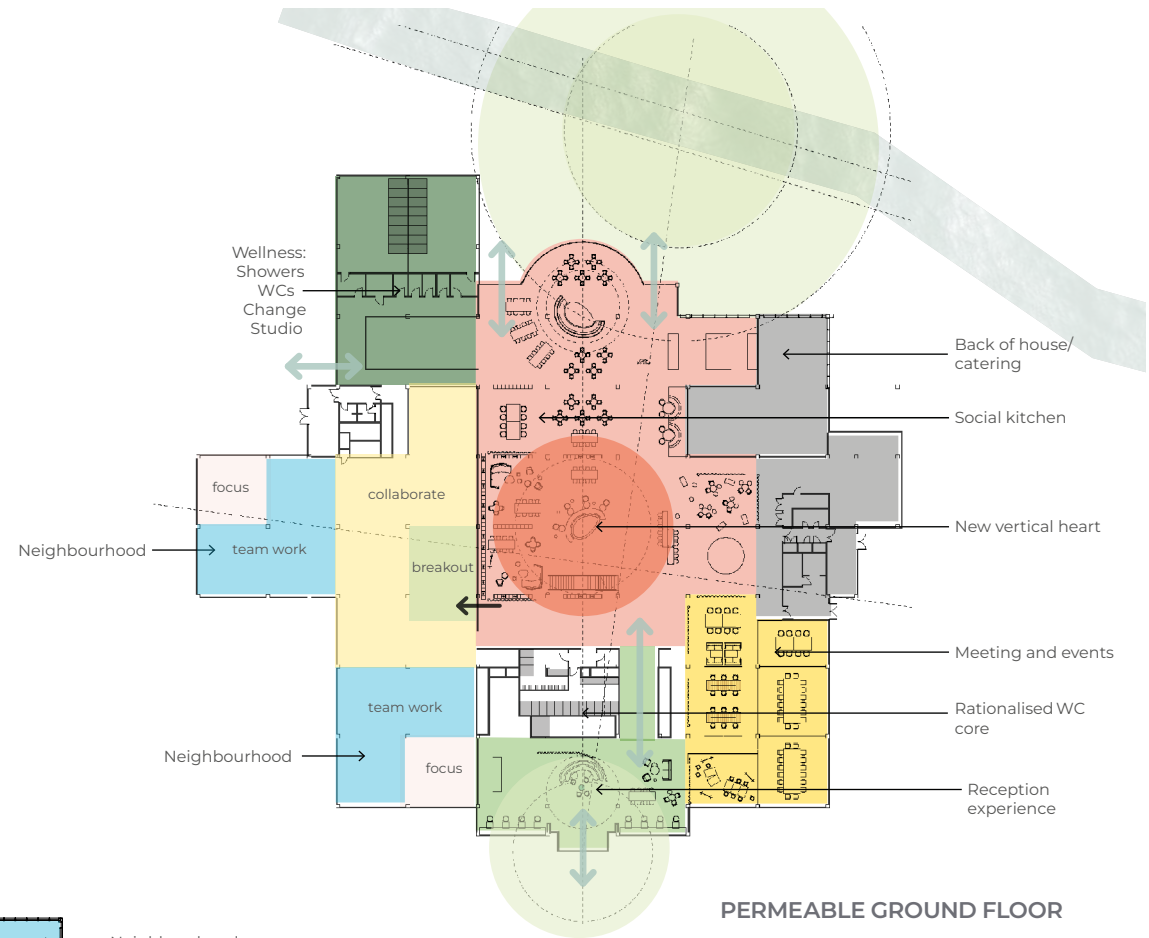
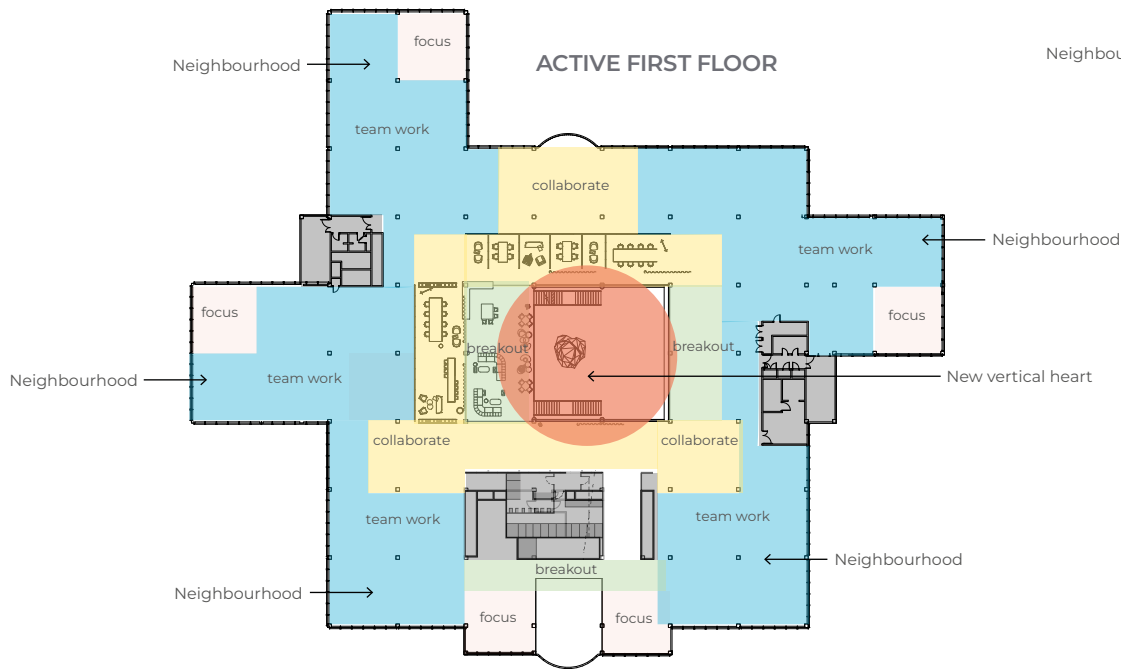


- Floor plate
- Intervention
- Atrium Light
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# INTERIOR WORKPLACE

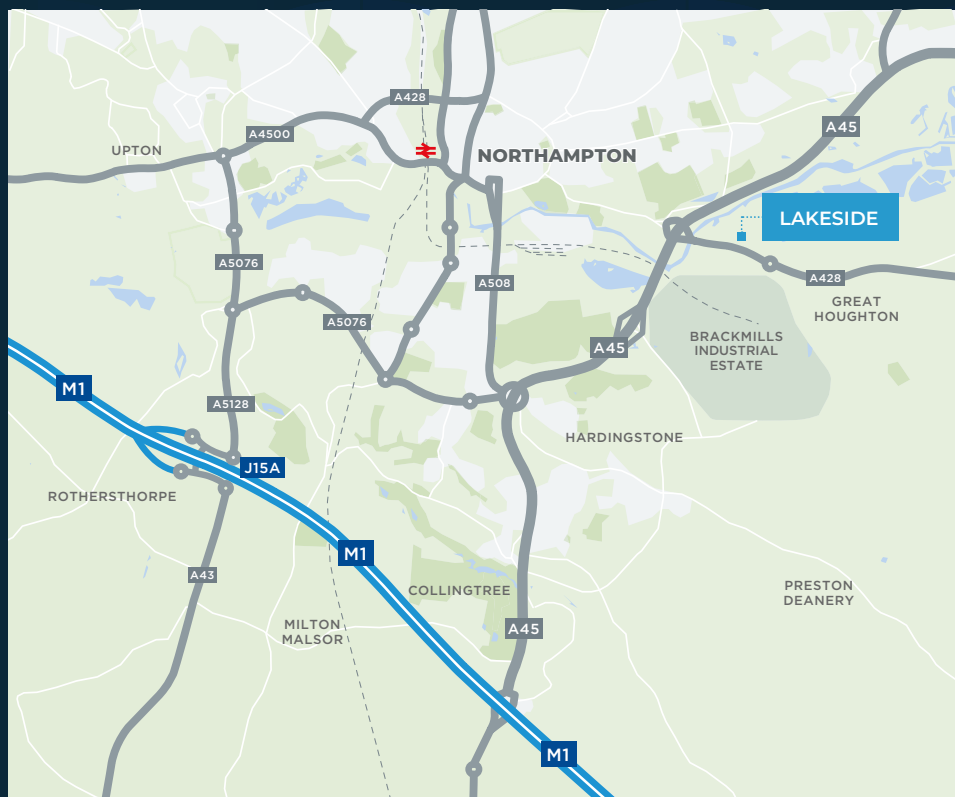
## APPROACH 1

Approach 1 can be designed to provide a range of CAT A + plug and play office suites on the ground floor along with a range of wellbeing and amenity spaces, including collaborative breakout areas for the benefit of the occupiers and their staff.



# BUSINESS CENTRAL

Northampton is a key business location with easy access to the motorway network and fast train services to Central London and Birmingham. Many companies from a diverse range of sectors have centred their operations in the town, taking advantage of its increasing population and one of the fastest growing universities in the country. Northampton sits within an hour of three International Airports.



## ROAD

Northampton Town centre	1.9 miles	8 minutes
M1 Junction 15	4 miles	7 minutes
Milton Keynes	20.4 miles	29 minutes
Birmingham	58.8 miles	66 minutes
Central London	67.2 miles	102 minutes

## RAIL

Northampton Train Station	3 miles	11 minutes
<b>Destinations:</b>	<b>Frequency</b>	<b>Travel Time</b>
Milton Keynes	20 minutes	16 minutes
Birmingham International Airport	40 minutes	51 minutes
London Euston	40 minutes	60 minutes
Birmingham New Street	40 minutes	66 minutes

## AIRPORT

London Luton Airport	38.7 miles	44 minutes
Birmingham International Airport	52.2 miles	57 minutes
East Midlands Airport	67.2 miles	62 minutes



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