

# TO LET

**DRAKE**  
PARTNERS

**01604 620616**

[www.drakeandpartners.co.uk](http://www.drakeandpartners.co.uk)

**GROUND FLOOR SUITE, SEYMOUR HOUSE  
QUEENSWOOD, NEWPORT PAGNELL ROAD WEST, NORTHAMPTON, NN4 7JJ**



**MODERN GROUND FLOOR OFFICE SUITE  
IDEALLY LOCATED JUST OFF A45  
861 SQ FT (80 SQ M)**

Commercial  
**property**  
advisors

STRATEGIC ADVICE.  
UNRIVALLED EXPERIENCE.

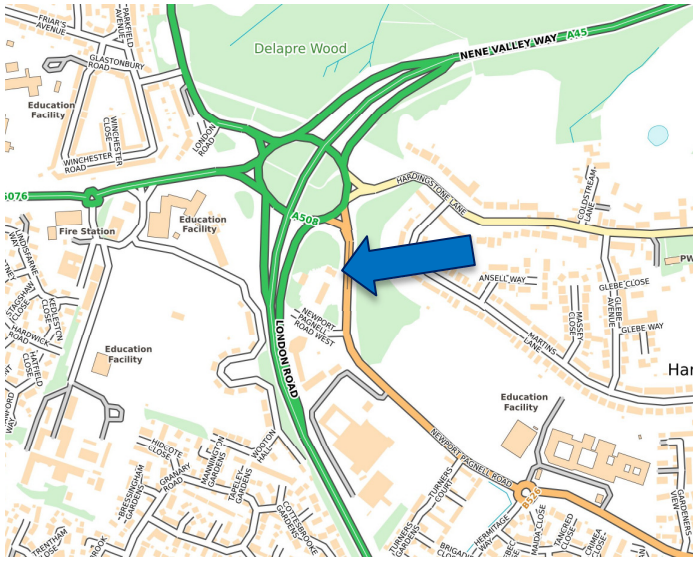
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**GROUND FLOOR SUITE, SEYMOUR HOUSE  
QUEENSWOOD, NEWPORT PAGNELL ROAD WEST, NORTHAMPTON, NN4 7JJ**



## LOCATION

Queenswood is an established office park 2 miles to south of Northampton town center with direct access to the ring road and about 1 mile from M1 J15. The railway station is a short distance to the west of the town centre.

## SPECIFICATION

- Ground floor office suite.
- Brick built with tiled roof.
- Double glazed windows.
- Suspended ceilings with LED lighting.
- Carpeted raised access flooring throughout.
- Kitchenette facilities.
- Shared male, female & disabled WC's.
- Gas fired central heating.
- 4 dedicated on site car parking spaces.



## ACCOMODATION

	SQ FT	SQ M
<b>TOTAL NIA</b>	<b>861</b>	<b>80</b>

## SERVICES

Mains water, drainage, gas and single phase electricity, are connected to the property. Drake & Partners have not tested these services and occupiers are advised to make their own enquiries in this regard.

## ASKING TERMS

The suite is available TO LET on a new tenant full repair and insuring lease at a guide rent of £16 per square foot.

## BUSINESS RATES

Not separately assessed.

Please rely on your own enquiries with the Local Authority to determine the appropriate multiplier, or any potential rates relief, to calculate actual rates payable.

## SERVICE CHARGE

A service charge will be payable.

## VAT

Figures quoted are exclusive of VAT unless stated otherwise.

## LEGAL COSTS

Each party to bear their own legal costs incurred.

## ANTI MONEY LAUNDERING

Where required, prospective purchasers/tenants will be required to provide anti money laundering information.

## EPC

To be reassessed

## CONTACT

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