

**RENTS FROM
£18.50 PSF**

**LAST
REMAINING SUITE**



MCGOWAN HOUSE

10 WATERSIDE WAY • THE LAKES
NORTHAMPTON • NN4 7XD

PREMIUM OFFICE SUITE 4,000 SQ FT

- **LOCATED ON THE LAKES, WHICH IS NORTHAMPTON'S PREMIER BUSINESS PARK**
- **GOOD LEVELS OF CAR PARKING**
- **READY FOR IMMEDIATE OCCUPATION**
- **LOW SERVICE CHARGE**

MCGOWAN HOUSE

DESCRIPTION

McGowan House is a prestigious detached office building providing a total of 12,000 sq ft of office space on 3 floors.

The property benefits from the following facilities/amenities:-

- **Large well-lit reception area**
- **Passenger lift to all floors**
- **WC facilities on all floors**
- **Access controlled entry to the building**
- **Good levels of car parking**
- **Well-maintained prestigious business park**

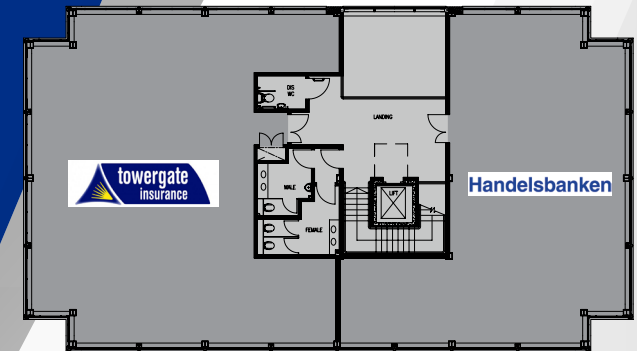
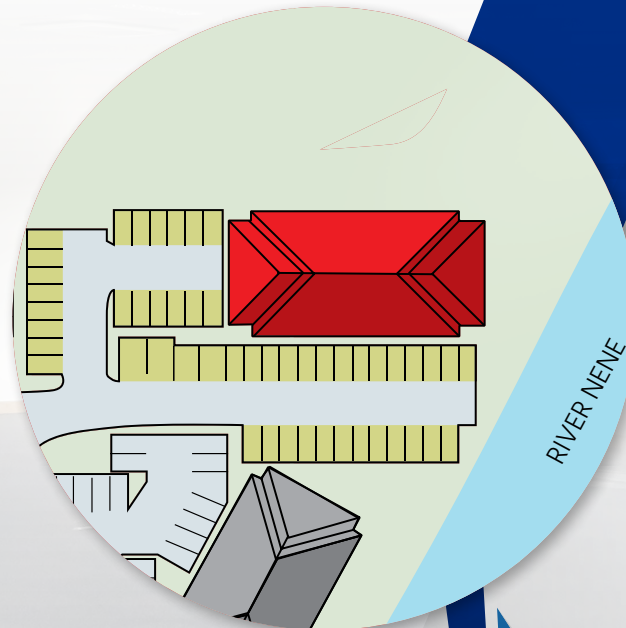
SPECIFICATION

The office accommodation benefits from the following specification:-

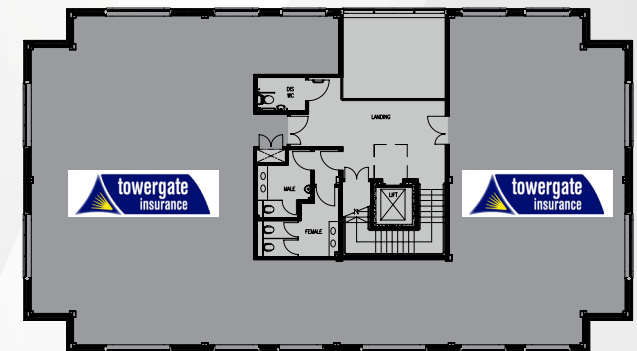
- **Raised carpeted floors with inset floor boxes**
- **Suspended ceilings with inset lighting**
- **Air-conditioning**
- **Kitchenette facilities**

ACCOMMODATION

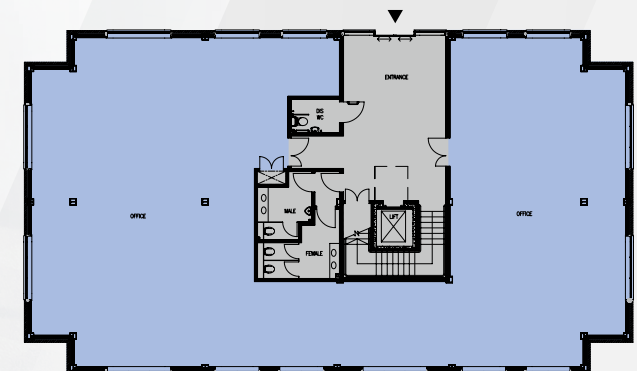
	Sq Ft	Sq M	Car Parking Spaces
Ground Floor	4,000	371.60	14 spaces



Second Floor



First Floor



Ground Floor



RATEABLE VALUE

The current Rateable Values for the suites are as follows:

Ground Floor - £52,000

The current Uniform Business Rate for 2026/27 is 0.48p in the £.

The floors are currently assessed together and may vary if the suites are let separately.

SERVICE CHARGE

A service charge is in place for the building.

This is at a low level compared to competing buildings in the area.

Details of the service charge are available on request.

LEGAL COSTS

Each party will pay their own legal costs in respect of any transaction.

VAT

All prices are quoted exclusive of VAT which is payable.

TERMS

The property is available on a new effective Full Repairing and Insuring lease on competitive terms to be negotiated.

VIEWING

For further information please contact sole agent.

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