

TO LET

GROUND FLOOR, 3 BASSET COURT
GRANGE PARK, NORTHAMPTON, NN4 5EZ

DRAKE
PARTNERS

01604 620616

www.drakeandpartners.co.uk



**MID TERRACE GROUND FLOOR OFFICE SUITE
ESTABLISHED LOCATION ADJACENT TO M1/J15**

728 SQ FT (67.67 SQ M)

Commercial
property
advisors

STRATEGIC ADVICE.
UNRIVALLED EXPERIENCE.

Regulated by RICS

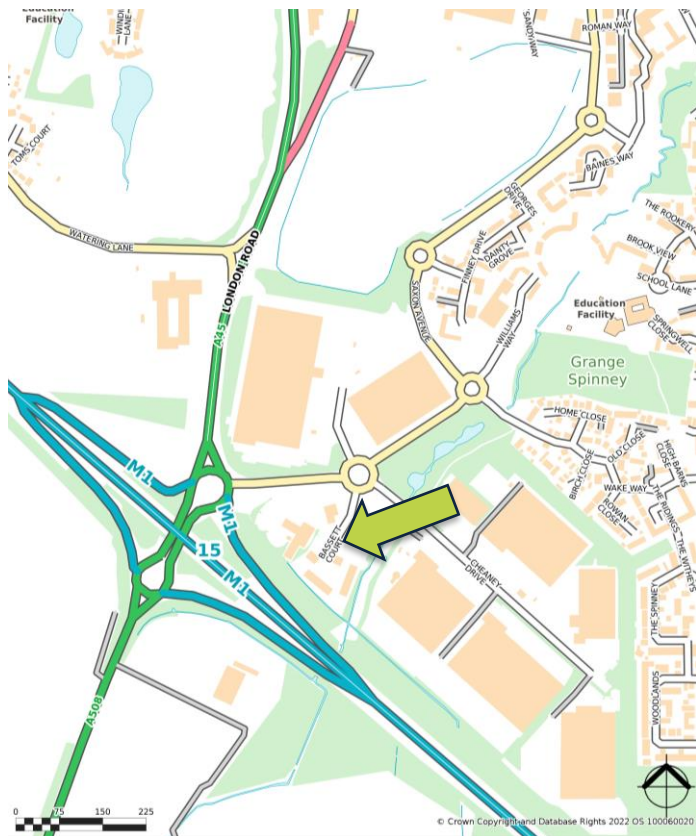


RICS

the mark of
property
professionalism
worldwide

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LOCATION

Grange Park is a mixed business and residential area on the M1 approximately 2 miles south of Northampton town centre.

The subject property is immediately adjacent to Junction 15 of the M1 and forms part of Grange Park's employment area where occupiers include Amazon, John Lewis, RBS, Barratt, and Natwest.

Also nearby are hotels for Holiday Inn and Campanile, and a Harvester and a district centre anchored by a Co-op convenience store and with cafes, a nursery and the George Inn.

SPECIFICATION

- Modern mid terrace ground floor office.
- Cavity brick construction beneath pitch span tiled roof.
- Aluminium casement double glazed windows.
- Open plan office areas.
- Suspended acoustic tiled ceilings with inset lighting.
- Plaster painted walls and solid carpet covered floors.
- Heating and skirting trunking.
- Fibre optic broadband.
- Kitchenette and WC facilities.
- 4 car parking spaces.
- Property undergoing refurbishment to include new carpets, redecoration and new LED lighting.

SERVICES

Mains water, drainage and single and three 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.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor	728	67.67
TOTAL GIA	728	67.67

ASKING TERMS

The premises is available on a new lease at a quoting rental of £10,000 per annum.

BUSINESS RATES

The unit is currently held in the Rating list of £9,400.

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

SERVICE CHARGE

A service charge is levied on the estate to cover the upkeep and maintenance of the estate. Further information available from the agents.

VAT

Figures quoted are exclusive of VAT unless stated otherwise.

LEGAL COSTS

Each party to bear their own legal costs incurred.

EPC

Available on request.

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