

6 Queensbridge, The Lakes

Bedford Road, Northampton, NN4 7BF



2,132 sq ft (198.14 sq m)
Attractive Two Storey Office Building

FOR SALE FREEHOLD

- Located on Northampton's premier & most desirable landscaped business park
- Rare opportunity to acquire a freehold interest
- 8 car parking spaces, comfort cooling and raised access floors
- Within close proximity to a range of local amenities including pub/restaurant and hotel
- Electric car charging point



Location

The property is located at Queensbridge which is part of The Lakes Business Park, the most desirable landscaped office development in Northampton, with a number of professional and corporate office occupiers.

Immediate access to the A45 (leading to J15 of the M1) and the town centre, within minutes. Excellent public transport links. The property benefits from many local amenities including The Britannia Public House, The Rowing Club Café, Holiday Inn and the Riverside Retail park.

Description

An attractive self-contained two storey office offering the rare opportunity to acquire a freehold interest and likely to attract owner occupiers and investors.

The building offers potential for sole or multi occupation.

Features

The property benefits from the following amenities:

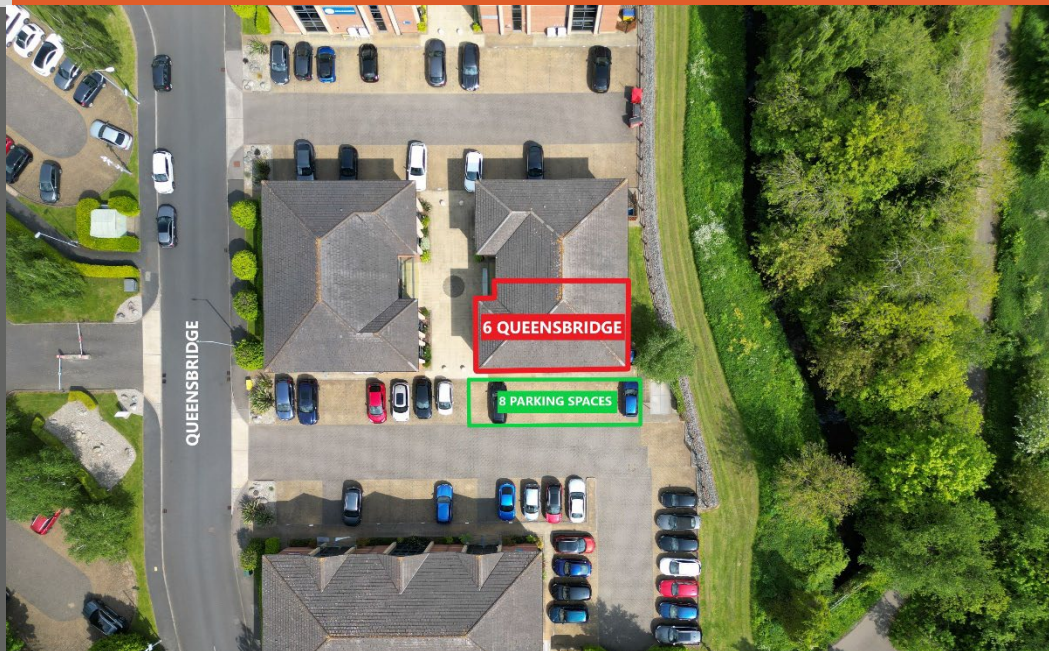
- 8 dedicated car parking spaces
- Flexible open plan accommodation with some partitioned offices
- Comfort cooling
- Electric car charging point
- Recessed LED lighting
- Carpeting throughout
- A kitchenette on each floor with fridge & dishwasher
- W/C facilities on both floors
- Suspended ceilings
- Raised access floors with floor boxes
- Cycle storage and dedicated cycle routes to the town centre
- Excellent local nature walks nearby
- Opportunity to occupy/let as a whole or generate part income.

Accommodation

The property has been measured on a Net Internal Area basis as below:

6 Queensbridge Areas		
	Sq m	Sq ft
Ground Floor	99.07	1,066
First Floor	99.07	1,066
Total	198.14	2,132





Price

Offers sought in excess of £425,000 exclusive of VAT.

Utilities

The purchaser must satisfy themselves as to all incoming services and service installations.

Rates

Rates payable for the financial year 1st April 2024 – 31st March 2025 approximately £797.28 per floor.

Interested parties are advised to make their own enquiries by contacting the Local Authority to confirm the assessment.

Anti-Money Laundering

TDB Real Estate are obligated to comply with the EU's 5th Money Laundering Directive. For further information visit www.tdbre.co.uk/anti-money-laundering/.

VAT

The purchaser will be responsible for the payment of any VAT.

EPC

An EPC of B – a copy is available on request.

Legal Costs

Each party will be responsible for their own costs.

Estate Charge

There is an estate charge payable by each building towards the cost of communal CCTV and maintenance/upkeep of common areas. Details on Application.

Viewing

Viewing and further information via the Sole Agents:



Chris Drummond
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Oliver Thompson
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Jack Brown
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