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YOUR COMMERCIAL PROPERTY SPECIALISTS

COMMERCIAL • INDUSTRIAL • RETAIL • DEVELOPMENT • INVESTMENT

TO LET
FIRST FLOOR OFFICE
16.2 SQ M (174 SQ FT)



U4 DERNGATE MEWS
DERNGATE
NORTHAMPTON
NN1 1UE

- CENTRAL LOCATION WITHIN VICTORIAN MEWS
- SHARED KITCHEN
- INCLUSIVE OF HEATING AND LIGHTING
- **NO BUSINESS RATES FOR QUALIFYING SMALL BUSINESSES**

TO RENT ON FLEXIBLE TERMS AT £250 PCM INCLUSIVE OF BILLS



RICS

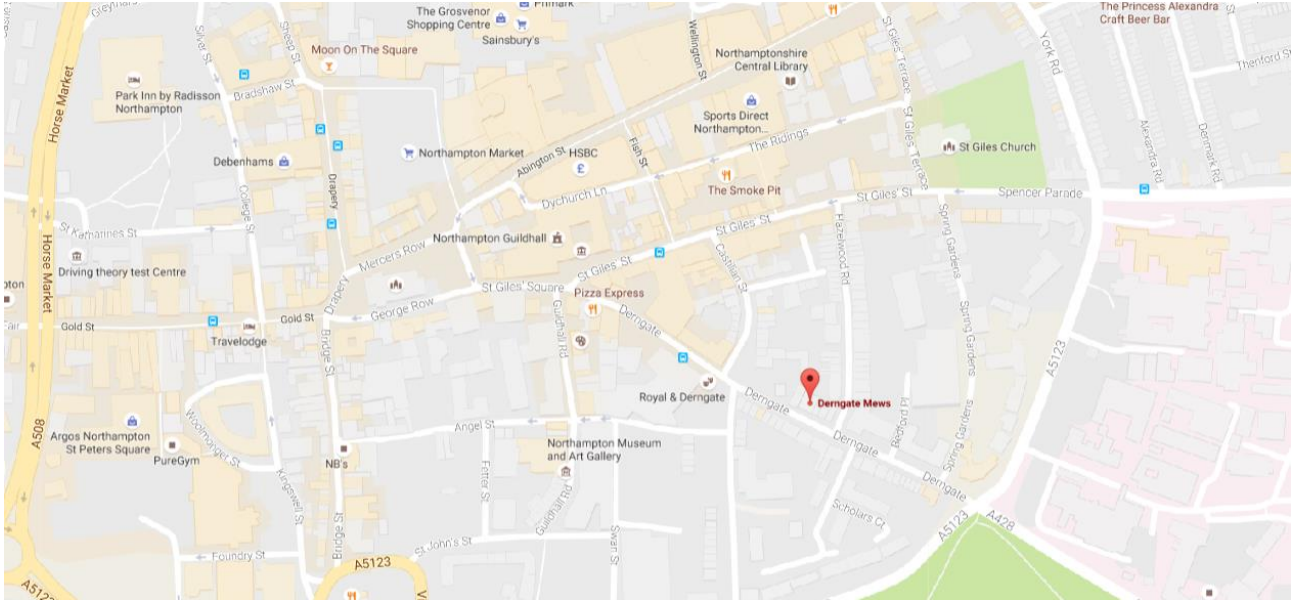
TEL: 01604 639657

www.hadlands.co.uk

LOCATION

The offices are located within a small courtyard with pedestrian access via both Hazelwood Road and Dergate. The locality is within Northampton Cultural Quarter close to the Royal Dergate theatre and within easy reach of town centre facilities.

MAP



DESCRIPTION

The property comprises of a first floor office within a Victorian mews development with period features. The office suites are newly carpeted and decorated and benefit from gas central heating and CAT 3 lighting.

ACCOMMODATION

Net Internal Area: 16.15 sq m (173.8 sq ft)

RATES

Rateable Value: £3,050

Rates Payable 2020/2021: £745.60

Estimated Rates Payable 2020/2021 (with Small Business Relief) £ 0

The Rates Payable figure is an estimate. It does not take into account any Transitional Arrangements. It is important that interested parties verify this information with Northampton Borough Council Rating Department on (0300 330 7000).

TERMS

The office suite is available to let on a new lease for a period of time to be agreed at a rent of £250 per month inclusive of gas and electricity, plus shared use of kitchen.

VAT

The rental price quoted excludes any VAT which the landlord may have a duty or choose to impose.

EPC

Energy Performance Certificate Non-Domestic Building

Derrgate Mews
Derrgate
NORTHAMPTON
NN1 1UE

Certificate Reference Number:
0940-3005-0391-4040-2024

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

82 This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Mechanical Ventilation
Total useful floor area (m²): 472
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 54.45

Benchmarks

Buildings similar to this one could have ratings as follows:

30 If newly built

79 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

A full copy of the EPC report is available upon request.

VIEWING

Strictly by appointment through the Sole Agents:



Tel: 01604 639657

Misrepresentation Act: Hadland for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Hadland has any authority to make or give any representation or warranty whatsoever in relation to this property.

Value added tax: Value added tax may be payable on the purchase price and/or on the rent and/or on the other charges or payments. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate advice.