

TO LET

DOCKLANDS STYLE PREMIUM OFFICES WITH CAR PARKING



THE OLD GRANARY SOUTHBRIDGE NORTHAMPTON NN4 8HP

**Highly prominent landmark building
within easy walking distance of the town centre**

Suites 1 and 2 available. Ground floor.

**51.8m² (557 Sq.Ft.) and 153 m² (1647 Sq.Ft.)
Or combined 204m² (2204 Sq.Ft.)**

Rent: from £13 per Sq.Ft. per annum exclusive

The Old Granary, Southbridge, Northampton NN4 8HP

This imposing property is located only a few hundred yards from the town centre of Northampton with easy access to the M1 (North/South) and the A14 (East /West).

Prominently located on the arterial road leading south from Northampton and close to Delapre Abbey there is on site parking available, and all local amenities close by.

The premises provide well-appointed, stylish office space, with imposing original features. Each floor has male and female WCs.

ACCOMMODATION

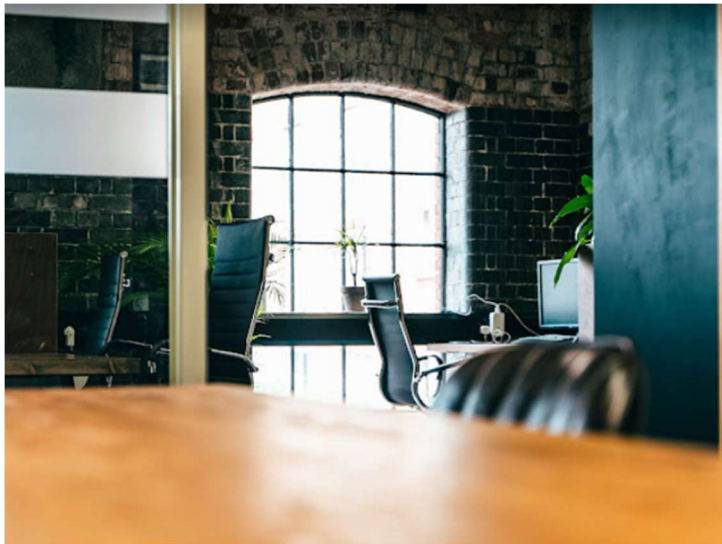
Suite 1	Ground floor	51.8m2	(557 Sq.Ft.)
Suite 2	Ground floor	153 m2	(1,647 Sq.Ft.)

Combined lettable office area **2204 Sq.Ft.**
(204 m.sq.)

TERMS

The suites are available on a new leases for terms by negotiation drawn on Full Repairing and insuring basis subject to the service charge.

Initial rent from £13 per Sq.Ft. per annum exclusive of rates, service charges and utilities.



RATES

VOA Website 2023. Suites assessed separately

EPC RATING

EPC Rating for individual suites range from B - E

SERVICES & SERVICE CHARGE

Gas, Electricity, Water and Drainage are available. There is a service charge to pay all shared costs within the building.

VAT

VAT will be charged on rents

LEGAL COSTS

Each party to bear their own legal and surveyor's costs.

VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the sole agent:

Stephen Chown

Chown Commercial

Tel: 01604 604050

src@chowncommercial.co.uk

These particulars are issued on the direct understanding that all negotiations are conducted through Chown Commercial Ltd. The property is offered subject to contract and it still being available at the time of enquiry and no responsibility can be accepted of any loss or expenses incurred in viewing. Chown Commercial Ltd for themselves and for the vendors or lessors of this property whose agents are, given notice that;

- (i) the particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute part of an, offer of contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and all other details are given in good faith, and are believed to be correct but any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as the correctness of each of them;
- (iii) no person in employment of Chown Commercial Ltd has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) All prices/rents are quoted exclusive of any VAT that may be charged.



www.chowncommercial.co.uk