

No1 QUEENSBRIDGE,  
NORTHAMPTON,  
NN4 7BF



## FOR SALE / TO LET

Rare Freehold Opportunity

High-quality self-contained office building with 63 car parking spaces.

**10,550 sq ft (980.13 sq m)**



Suite BG, Witan Studios,  
Milton Keynes, MK9 1EJ  
T: 01908 061260

[brayfoxsmith.com](http://brayfoxsmith.com)

For further information please contact:

**Ian Leather**

D: 01908 061261 M: 07860 612 242

E: [ianleather@brayfoxsmith.com](mailto:ianleather@brayfoxsmith.com)

**Joss Burrows**

D: 01908 061261 M: 07342 341727

E: [jossburrows@brayfoxsmith.com](mailto:jossburrows@brayfoxsmith.com)

**James Haycock**

D: 01908 061261 M: 07701 378583

E: [jameshaycock@brayfoxsmith.com](mailto:jameshaycock@brayfoxsmith.com)

## LOCATION

No1 Queensbridge is located on the popular Queensbridge/Rushmills office scheme as part of the wider Lakes professional area in Northampton.

No1 Queensbridge is a statement office building constructed on a bespoke basis for the current occupier and has excellent presence onto the A428 Bedford Road.

Northampton has excellent road links serviced by three junctions of the M1 motorway (J15, J15a and J16) with Jtn 15 only 7 mins along the A45 making Northampton a very accessible office location.

By rail, Northampton is only 1 hour from London Euston and Birmingham New Street, with regular services to the North.

## DESCRIPTION

No1 Queensbridge comprises 10,550 sq ft of self-contained office space over ground, first and second floors positioned around a central core. The central core contains lift and W/C facilities, and fob access control allows for the possibility of splitting the building.

Each floor has raised access flooring, suspended ceilings and air conditioning. The building benefits from the installation of a new VRF HVAC system in 2025 and a generous barrier-controlled car park with 63 car parking spaces.

## CAR PARKING

63 allocated car parking spaces with barrier control.

## TERMS

Price on Application.

Leasehold terms can be made available subject to covenant/term.

## RATEABLE VALUE

The current rateable value from 1<sup>st</sup> April 2026 is £134,000.

Interested parties should seek their own advice on the future rates liability.

## AVAILABILITY

Floor	Sq ft	Sq M
Grd Reception	75	6.97
Ground	3,955	367.43
First	4,085	379.51
Second	2,435	226.22
<b>Total</b>	<b>10,550</b>	<b>980.13</b>

## SPECIFICATION

- For sale with vacant possession
- New VRF Air Conditioning
- Lift access to all floors (DDA Compliant)
- 63 car parking spaces (1:167 sq.ft)
- Prominent landmark office building
- Fully accessible raised flooring
- Suspended ceiling



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MISREPRESENTATION ACT 1967 The particulars are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.



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