

PRIME PROFESSIONAL PERIOD OFFICES

KINGS HOUSE
40 BILLING ROAD
NORTHAMPTON NN1 5BA

FOR SALE / TO LET



- Prestigious Billing Road offices comprising 3,599 sq ft (334 sq m) and 18 car parking spaces
- Self-contained detached building in Northampton's premier professional office location
 - Scope to extend, develop or change of use – subject to necessary consents
- Freehold offers in excess of £320,000 or on a flexible new lease without premium with rental offers sought

Phone 01604 629988 • Fax 01604 626247 • Email enquiries@abbeyross.co.uk

DESCRIPTION

Prestigious detached professional office building of period brick construction set back from the Billing Road frontage with forecourt disabled or visitor parking together with large rear car park laid to tarmacadam.

The accommodation comprises good quality refurbished office space on ground, first and second floor levels together with lower ground floor offices, storage and ancillary space.

LOCATION

Kings House is situated on Billing Road, close to the junction with Cliftonville Road and in Northampton's acknowledged prime professional offices location. The property is approximately 500 yards from Northampton's town centre, with easy access to Northampton's premier road networks, including the A45 (Barnes Meadow), the M1 (Junction 15 – approximately a 10 minute drive away), within walking distance of both the town's main train and bus stations and with nearby and adjacent occupiers including Northampton Borough Council, Northamptonshire County Council, Northampton General Hospital, a host of local, regional and national professional office occupiers.

ACCOMMODATION

Ground Floor

Reception	-	268 sq ft
Offices	-	166 sq ft
Offices	-	308 sq ft
Offices	-	<u>493 sq ft</u>
		1,235 sq ft

Basement

Offices	-	261 sq ft
Kitchen	-	135 sq ft
Stores	-	302 sq ft
Boiler room housings, rough storage/meters		_____
		698 sq ft

First Floor

Offices	-	275 sq ft
Offices	-	170 sq ft
Offices	-	308 sq ft
Offices	-	<u>493 sq ft</u>
		1,246 sq ft

Second Floor

Offices	-	270 sq ft
Offices	-	<u>150 sq ft</u>
		420 sq ft

Overall Total - **3,599 sq ft (334 sq m)**

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The property has the benefit of a forecourt parking area for several visitors and disabled staff/visitors together with a large rear car park offering a total of a minimum 18 car parking spaces together with landscaped verges and boundaries.

SERVICES

We understand that all mains services are provided although these have not been tested.

RATING DETAILS

The property is described as offices and premises with the following rateable valuation:-

RV - £36,500
Annual Rates Payable - £15,804.50 approximately (April 2011 – April 2012)

Transitional arrangements or Small Business discounts could apply and please contact the Rating Authority on 01604 837837.

A CODE OF PRACTICE FOR COMMERCIAL LEASES

AbbeyRoss Property Consultants encourage landlords and tenants to consider the recommendations of this publication – applicants should enquire directly of the agents to discuss specific terms. For further information please visit www.leasingbusinesspremises.co.uk.

ENERGY PERFORMANCE CERTIFICATE

An electronic or paper copy of the ordered EPC can be provided on request and free of charge.

TOWN PLANNING

We understand that the building has been used for many years as professional offices and specifically as the regional headquarters for a major firm of Chartered Accountants. The property would appear therefore to have an established A2 (Financial and Professional Services) and B1 (A) Offices consents, although it may lend itself to development, extension or change of use incorporating D1 (Non-Residential Institutions), C1 (Hotels), C2 (Residential Institutions) or C3 (Dwelling Houses) uses. Applicants are encouraged to discuss their requirements with Northampton Borough Council, Planning Department, telephone 01604 837837.

TERMS

The property is available either for sale freehold with vacant possession or alternatively on the basis of a new lease for a term to be agreed.

Offers are invited in excess of £320,000 for the freehold interest or alternatively the property is available on a new flexible lease with rental offers sought.

We understand that there is currently no VAT election, although applicants are encouraged to obtain their own advices in this respect.

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VIEWING AND FURTHER INFORMATION

By contacting the sole agents:-

AbbeyRoss Chartered Surveyors
Albion House
Victoria Promenade
Northampton NN1 1HH

Telephone: 01604 629988
Fax: 01604 626247
Mobile: 07798 903977
E-mail: brendan.bruder@virgin.net
Contact: Mr Brendan Bruder



Disclaimer

AbbeyRoss Property Consultants (ARPC) for themselves and for the Vendors or Lessors of the property whose agents they are gives notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract;
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