

## MODERN TOWN CENTRE OFFICES

### TO LET

#### LION HOUSE 10 WELLINGTON STREET NORTHAMPTON NN1 3AS



#### Location

The property is situated within the pedestrianised area of the Town Centre adjacent to Marks & Spencer and the Notre Dame Pay & Display Car Park. Nearby occupiers include BHS, Edinburgh Woollen Mills, H & M Store and Tesco Metro.

Northampton is the county town of Northamptonshire and has an urban population in excess of 195,000 and a catchment of approximately 295,000. The town is situated approximately 67 miles north west of London and around 55 miles south east of Birmingham. Both excellent access to the M1/A45 and A14 and a regular rail service to London Euston and Birmingham New Street give the town good local and national connections.

#### Description

The property comprises a second floor open plan office within a modern mixed retail and office development.

The building is constructed of steel frame with brick elevations and concrete floors. The office is already fitted out, benefiting from carpeting and suspended panel ceiling with recessed strip lighting. Car parking can be made available on a separate location. Further details and costs available from the agents.

#### Accommodation

Briefly comprises (subject to amendment/measurements approximate):-

**Total net usable floor area                      686 sq ft / 63.73 m<sup>2</sup>**

Separate WC and kitchenette facilities.

#### Services

The accommodation has the benefit of mains water and electricity supplies with drainage into the main drainage system. We understand the unit is fitted with electric wall heaters.

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### Planning

We understand from the local Planning Authority at Northampton Borough Council that the property has planning consent for Class B1 (Office) as defined under the Town and Country Planning (Use Classes) Order 1987. Interested parties should verify that the premises are suitable for any intended use direct with the local Planning Authority on 01604 837837.

### Rating Details

We understand from the local Rating Authority that the property has the following rating assessment:-

Rateable Value	£4,350
Uniform Small Business Rate 2012/2013	45 pence in the pound
Rates Payable	£1,992.30 pa

The property may be liable to small property rate relief.

Interested parties should verify the above figures directly with Northampton Combined Rating Authority on 01933 231604.

### Terms

The accommodation is available on a new effectively full repairing and insuring lease at a net initial rental of £6,750 per annum exclusive.

### Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs.

### Value Added Tax

It should be noted that the property is registered for VAT purposes and therefore VAT will apply.

### A Code of Practice for Commercial Leases

ARPC encourage all Landlords and Lessees to consider the recommendations of this publication – applicants should enquire directly to the Agents to discuss specific terms. For further information visit [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

### Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants  
Albion House  
Victoria Promenade  
Northampton NN1 1HH

Telephone: 01604 629988  
Fax: 01604 626247  
E-mail: [ru@abbeyrossgb.com](mailto:ru@abbeyrossgb.com)  
Contact: Mr R J Ungemuth

### 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;
- (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely upon them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to the correctness of each of them;
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