

Phone 01604 629988 • Fax 01604 626247 • Email [enquiries@abbeyross.co.uk](mailto:enquiries@abbeyross.co.uk)  
• Website [www.abbeyross.co.uk](http://www.abbeyross.co.uk)

Quality Offices in Central Location

# To Let

**Aquila House  
St Giles Terrace  
Northampton  
NN1 2BN**



**Suites ranging from 850 ft<sup>2</sup> / 79 m<sup>2</sup> to 3,123 ft<sup>2</sup> / 29.13 m<sup>2</sup>  
with car parking**

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#### Location

Aquila House is located a short distance south of Abington Street at the heart of Northampton's commercial and professional office area.

Northampton is a strategically located regional centre with a population in excess of 185,000 and a catchment area of approximately 280,000. Lines of communication have steadily improved with Northampton now accessible to the M1 Motorway via Junctions 15, 15A and 16 whilst the A14 (M1/A1 Link Road) lies 16 miles north-east of the town.

#### Description

The office suites benefit from carpeting, gas fired radiator central heating, perimeter trunking and suspended ceilings with fluorescent lighting. There is a lift to service upper floors and a disabled ramp serving the building. Basement car parking is provided.

#### Accommodation

Part Ground Floor	850 ft <sup>2</sup> / 79 m <sup>2</sup>
Part First Floor (South)	972 ft <sup>2</sup> / 90.27 m <sup>2</sup>
First Floor (North)	1,250 ft <sup>2</sup> / 116.13 m <sup>2</sup>
Third Floor (South)	3,123 ft <sup>2</sup> / 290.13 m <sup>2</sup>

#### Terms

The offices are available on new leases for terms to be negotiated. Rents from as little as £8.00 per ft<sup>2</sup> plus service charge. Further details on request.

#### Town Planning

We understand the property has consent for B1 office use. Interested parties should make their own enquiries at Northampton Borough Council (Planning Department) – Tel: 01604 837837.

#### Rating Details

Please contact the Combined Rating Office for Northampton and Wellingborough on 01933 231604 for further details.

#### VAT

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

#### Energy Performance Certificate

A full paper or electronic copy of the EPC and Recommendation Report is available free of charge by request.

#### 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.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk)

#### Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants	Telephone:	01604 629988
Albion House	Fax:	01604 626247
Victoria Promenade	E-mail:	<a href="mailto:ru@abbeyrossgb.com">ru@abbeyrossgb.com</a>
Northampton NN1 1HH	Contact:	Robin 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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