

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)

## PRESTIGIOUS FREEHOLD OFFICE PREMISES

**Seymour House  
Queenswood Office Park  
Newport Pagnell Road  
Northampton  
NN4 7JJ**



- Comprising good quality modern office space on exceptionally well located development
- Well specified accommodation totalling approximately 4,600 ft<sup>2</sup> and 20 dedicated car parking spaces
- Specification includes raised floors, kitchen facilities, male, female and disabled toilet accommodation – all undergoing refurbishment
- Available effectively immediately (2015) with offers in the region of £650,000 plus VAT
- May consider rental options

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#### LocationDescription

The subject comprises a detached high quality office building of brick and pitched tiled roof, prominently located on the prestigious Queenswood Office Park adjacent to the A45 and approximately 0.75 mile south of Northampton town centre.

This property has fast dual carriageway access to the A45, the M1 (Junction 15) and Northampton town centre itself. The office park, which was developed in 1991, provides primarily professional office accommodation in a well managed environment and with nearby and adjacent facilities including Delapre Park, Premier Inn, Waitrose, in addition to the park's strategic location.

#### Accommodation

Ground floor	-	Approximately 2,300 ft <sup>2</sup> (214 m <sup>2</sup> )
First floor	-	Approximately 2,300 ft <sup>2</sup> (214 m <sup>2</sup> )
<b>Total</b>	-	<b>Approximately 4,600 ft<sup>2</sup> (428 m<sup>2</sup>)</b>

Primarily open plan layouts including kitchen facilities, male, female and disabled toilet accommodation at each of ground and first floor levels, feature entrance lobby. 20 dedicated car parking spaces and office park landscaped areas on three sides.

#### Services

We understand the property has the benefit of all mains water, electricity, gas and sewerage connections. The property has a gas fired central heating and hot water system with wall mounted perimeter radiators throughout. None of the services or service connections have been tested and lessees/purchasers should rely on their own enquiries and inspection.

#### Rating Details

The property has the following rating assessment;  
Offices - £47,750

For further information, details of rates payable and any reliefs or other discounts please contact the Combined Rating Authority for Northampton and Wellingborough (tel: 01933 231691).

#### Town Planning

The subject property was developed in the early 1990s as part of Queenswood Office Park and has been used since its construction as high quality professional offices. Further and better enquiries may be made to the planning authority, Northampton Borough Council (tel: 01604 837837).

#### Value Added Tax

We understand that this tax will apply and all figures quoted are exclusive.

#### Energy Performance Certificate

A full paper or electronic copy of the EPC and Recommendation Report is available free of charge by request. A copy of the Energy Performance Certificate Summary is attached to these particulars.

#### Terms

We are instructed to offer our clients freehold interest for sale with effective vacant possession with offers invited in the region of £650,000.

A lease and sale option may be considered.

#### 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)

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**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: [brendan.bruder@virgin.net](mailto:brendan.bruder@virgin.net)  
 Contact: 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.
- (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;
- (iii) no person in the employment of ARPC has any authority to make or give representations or warranty whatever in relation to the property.

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