

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

Town Centre Quality Offices

To Let

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



**South Wing – 290 m² / 3,123 ft²
North Wing – 112 m² / 1,206 ft²
Available as a whole or individually**

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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 in 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. Limited basement car parking.

Accommodation

South Wing	3,123 ft ² / 290.1 m ²
North Wing	1,206 ft ² / 112 m ²

Total 4,329 ft² / 402 m²

Terms

The offices are available on new leases for terms to be negotiated. Rents from as little as £6.50 per ft² 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: 0300 330 7000

Rating Details

South Wing Rateable Value	£20,250
North Wing Rateable Value	£10,250
Uniform Business Rate 2021/2022	49.9 pence in the £

Please contact the local Rating Office for Northampton 0300 330 7000 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.

RICS 1st Edition of the Code for Leasing Business Premises / Money Laundering

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.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.htm

Please note that all prospective purchasers or lessees will need to be verified for anti-money laundering purposes prior to a sale or letting contract being agreed.

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:	ru@abbeyrossgb.com
Northampton NN1 1HH	Contact:	Robin Ungemuth

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- (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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