

TO LET

TOWN CENTRE PERIOD OFFICES WITH PARKING SPACE

7 ALBION PLACE, NORTHAMPTON, NN1 1UD

Location

The property is centrally positioned on the west side of Albion Place in the heart of Northampton Town Centre's professional and theatre district which is interspersed with private residencies.

Northampton is a strategically located regional centre with a population in excess of 200,000 and a catchment area approaching 300,000. Lines of communication have steadily improved and now includes three M1 motorway junctions (15, 15a and 16), whilst the A45, A43/34 are connected, and the A14 crosses the north and east of the county.

View map of location here: <http://www.streetmap.co.uk/map.srf?X=475720&Y=260262&A=Y&Z=115>

Description

This attractive period property is Listed Grade II and comprises an end of terrace building of brick construction under a pitched slated roof with accommodation arranged over basement, ground, first, second and third floors and being made up of a number of individual rooms.

The accommodation benefits from carpeting, modern lighting, gas fired radiator central heating. Category 5 cabling may be available through most of the building. The property stands back from the road behind a long front garden, whilst to the rear is a parking space and rear access road. The premises abuts a surface car park operated by Northampton Borough Council and St John's multi-storey car park is only a few metres away.

Services

We understand the property has the benefit of all mains gas, water and electricity supplies. Heating is provided by a gas fired central heating system.

Accommodation

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

Ground Floor

Impressive entrance hall and stairwell.

Front Office Room	202 sq ft (18.77 sq m)
Middle Office Room	144 sq ft (13.35 sq m)
(NB-these 2 rooms are divided by a glass partition, original wall previously removed).	
Rear Office Room	182 sq ft (17 sq m)

First Floor

Landing	
Front Office Room	280.25 sq ft (26 sq m)
Rear Office Room	144 sq ft (13.35 sq m)
Kitchen	65 sq ft (6.06 sq m)
Ladies & Gents Toilets	

Second Floor

Landing – with storage cupboard	
Front Office Room (1)	158.56 sq ft (14.73 sq m)
Front Office Room (2)	92.81 sq ft (8.62 sq m)
Rear Office Room	149.81 sq ft (13.92 sq m)

Third Floor

Attic Room	203.12 sq ft (18.87 sq m)
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(Some height restriction and feature exposed roof timbers)

Continued.....

Basement

Front Office Room	185 sq ft (17.17 sq m)
With Store off	69 sq ft (6.39 sq m)
Storage Room	56.25 sq ft (5.23 sq m)
Boiler Room	60.5 sq ft (5.62 sq m)

Total Net Useable Floor Area 1,876 sq ft (174.24 sq m) approx

Planning

We understand that the property has Class B1 (Office) use as defined under the Town & Country (Use Classes) Order 1987. Interested parties should verify directly with the Local Planning Authority that their intended use has the appropriate planning consent.

Rates

We understand from the Local Rating Authority that the property has the following rating assessment for the years 2006/2007:-

Rateable Value	£18,500
Rates Payable	43.3 pence in the £
Amount Payable	£8,010.49

Terms

The property is offered with the benefit of a new Full Repairing and Insuring Lease, on terms to be agreed at an initial rent of £20,000 per annum exclusive.

Value Added Tax

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.

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

Viewing and Further Information

Strictly by appointment only with the agents:-

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Disclaimer

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