

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

Preliminary Announcement

Affordable Central Northampton Offices

**Town Centre House
7/8 Mercers Row
Northampton
NN1 2QL**



- Refurbished central Northampton offices available Autumn/Winter 2022
- Suites from 1,170 sq ft (109 sq m) – 5,935 sq ft (551 sq m) all with passenger lift
- Available on flexible lease terms rentals based on £6.50 per sq ft.

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Location/Description

The property is located on Mercers Row overlooking All Saints Church and churchyard within the core of Northampton's historic town centre.

Northampton is a strategic East Midlands location with a resident population in excess of 225,000 people with major employers including West Northants Council, Carlsberg, Barclaycard. The town has mainline rail connections to London Euston (journey time just over an hour) and Birmingham New Street with road connections to Junctions 15, 15A and 16 of the M1 as well as dual carriageway links to the A14 and broader road networks.

The subject property is an attractive combination of two period buildings with a ground floor entrance, passenger lift access to all floors, office suites at first, second, third and fourth floor levels with toilet accommodation at the rear of the building at mezzanine level between each floor.

Services

It is understood that the property has the benefit of all usual mains services including some independent gas and electric boilers, an entry system and a passenger lift serving all floors.

Accommodation

Ground floor entrance foyer with ramp to passenger lift and stairwell

First floor	-	1,750 sq ft
Second Floor	-	1,515 sq ft
Third Floor	-	1,500 sq ft
Fourth Floor	-	1,170 sq ft

There is toilet accommodation on the half landings between first and second floors, second and third floors and third and fourth floors and at top floor level. Suites are available either combined on a single letting or on a floor by floor basis.

Town Planning

The offices were previously occupied by the Citizens Advice Service as administration offices together with provision for visiting members of the public. Any and all enquiries should be directed to the local planning authority, West Northants Council (tel. 0300 330 7000).

Rating Details

Offices and premises

First floor	-	£9,500
Second floor	-	£7,900
Third floor	-	£8,500
Fourth floor	-	£6,000

For information on small business rates relief and other queries please contact the local rating authority, West Northants Council (tel. 0300 330 7000).

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.

Energy Performance Certificate

Full electronic copies of the EPC can be emailed on request.

First floor	-	88 D
Second floor	-	100 D
Third floor	-	92 D
Fourth floor	-	60 C

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Terms

Individual suites or the whole are available on flexible lease terms with a minimum lease term of three years. Initial rents will be based on £6.50 per square foot exclusive of buildings insurance, service charges, utilities and business rates.

Viewing and Further Information

Strictly by appointment only with the sole agents:-

AbbeyRoss Property Consultants
Albion House
Victoria Promenade
Northampton NN1 1HH

Telephone: 01604 629988
Email: brendan@abbeyross.co.uk or brendan.bruder@gmail.com
Mobile: 07798 903977
Contact: Brendan Bruder



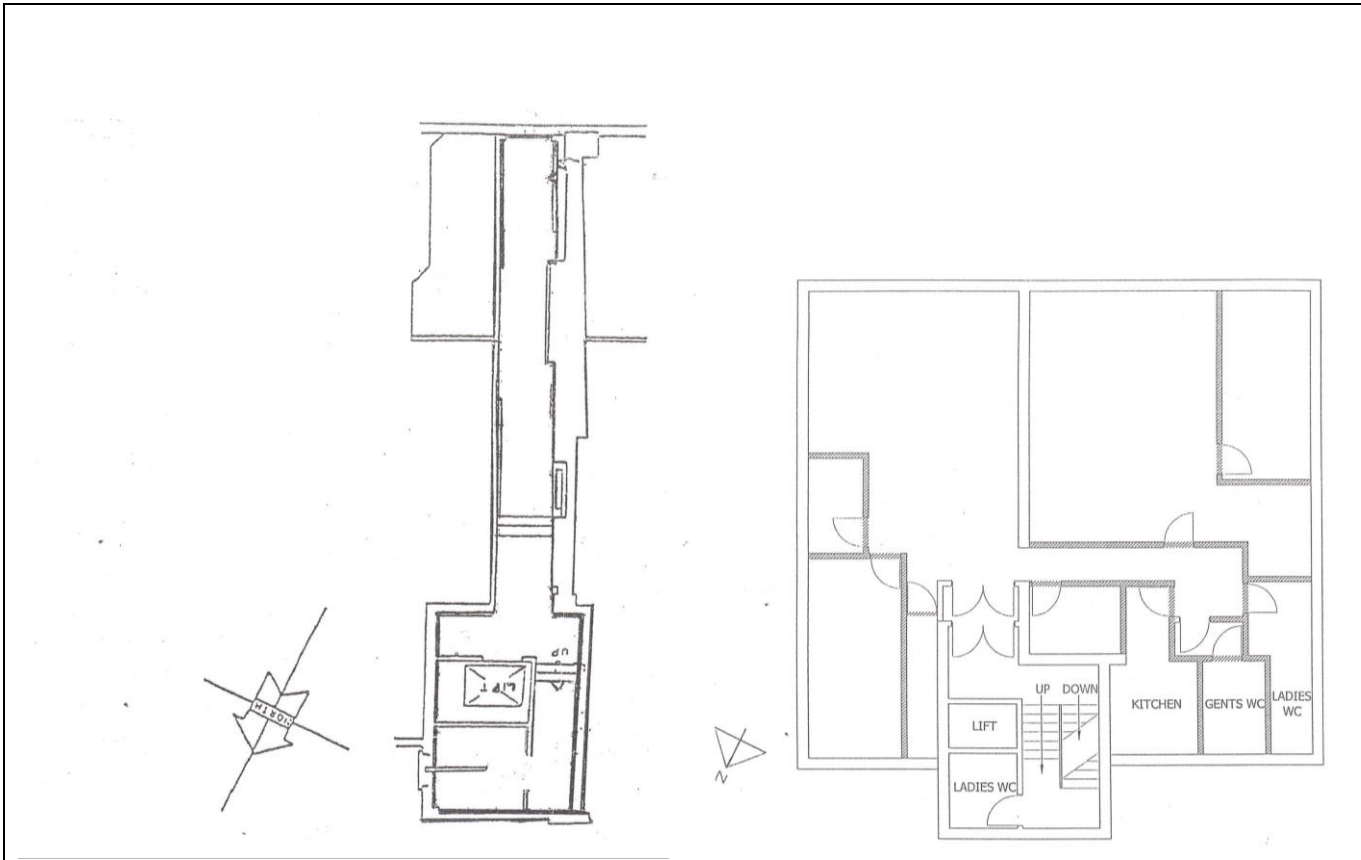
Disclaimer

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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Ground floor layout plan

First floor layout plan

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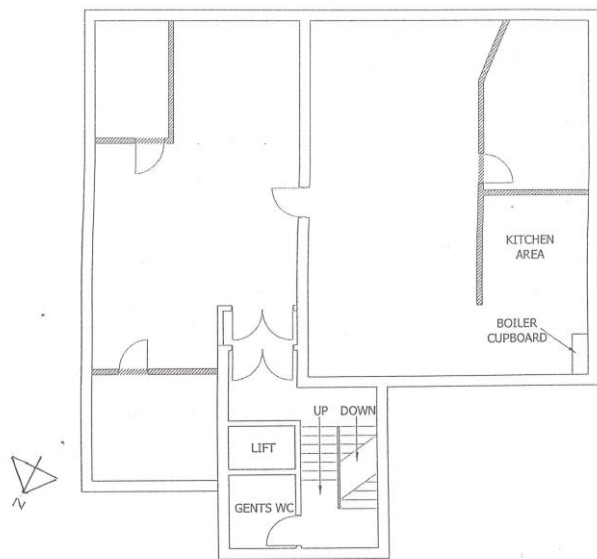
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Date
Scale not to scale
Dwg. No.
Drawn Oct 22

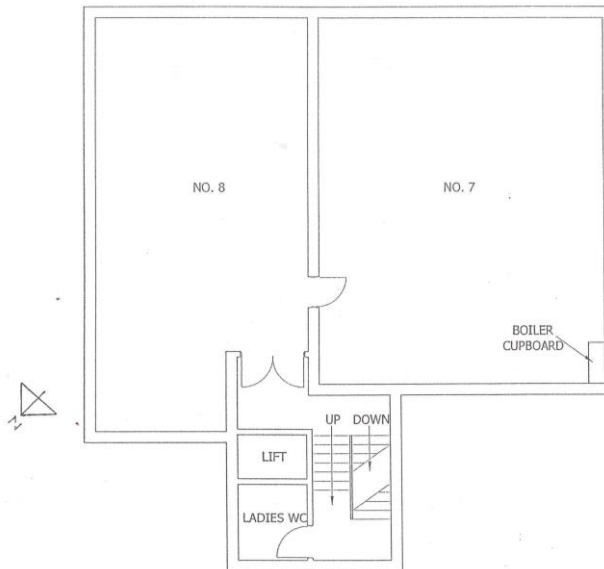


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Second floor layout plan



Third floor layout plan

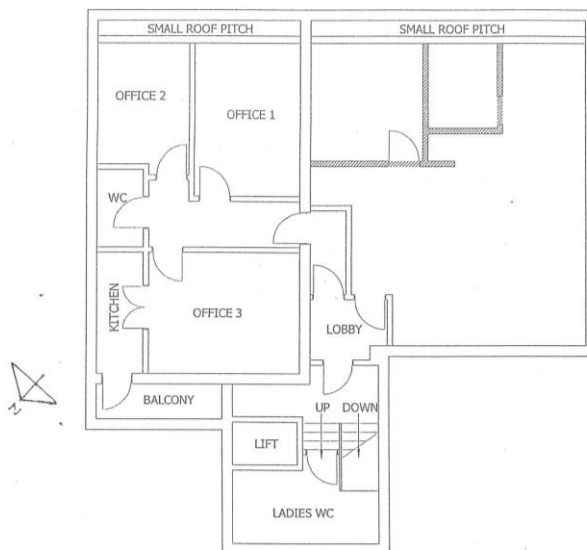
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Fourth floor layout plan

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