

TO LET ON A NEW LEASE With Flexible Terms

Upper Floors (2nd & 3rd) 35 & 37 Kingswell Street, Northampton, NN1 1PP

Location

This mid terrace character property is situated towards the bottom end of Kingswell Street close to its junction with Bridge Street, to the south of the town centre – which is easily accessible.

There is on-road parking in Bridge Street (Pay & Display) and St Johns car park and St Peters car park are within walking distance (both Pay & Display).

Nearby occupiers include Iceland, Argos and the variety of occupiers in Gold Street and Bridge Street.

Northampton is a strategically located regional centre with a population in excess of 190,000 and a catchment area of approximately 294,000. 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.

View map of location here: <http://www.streetmap.co.uk/map.srf?X=475353&Y=260298&A=Y&Z=115>

Description

The demise comprises the second and third floors of this former Victorian factory and grain merchants. Basic office accommodation is offered within a very interesting property which retains much of its original character. Basic office accommodation is offered based on a budget rental to include property insurance.



Services

It is understood that all mains services are available for connection but this has not been checked.

Planning

We understand from the Planning Department that the demise is within a blanket B1 Use (Offices) Category. Interested parties should make their own enquiries to ensure the correct Use category is available for their intended use. Telephone 01604 837837.

Accommodation

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

Second Floor

Room 1 – 16'4" x 16' (261 sq ft / 24.23 m²)
Including WC, sink unit and shower area.
Room 2 – 20' x 15'10" (318 sq ft / 29.5 m²)
New double glazed windows. Stairs to:

Third Floor

19'8" x 15'10" (312 sq ft / 29 m² overall).
WC and wash basin. New double glazed windows front and rear. Vaulted ceiling.

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

Rates

The premises are awaiting reassessment.

Terms

The premises are offered on a new lease for a term of years to be agreed at an initial net rental of **only** £3,250 per annum inclusive of property insurance.

Costs

Each party to be responsible for their own legal costs.

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:-

AbbeyRoss Property Consultants
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Contact: Robin Ungemuth

Disclaimer

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