

## TOWN CENTRE OFFICES WITH PARKING

TO LET

**3<sup>RD</sup> FLOOR  
15/17 THE DRAPERY  
NORTHAMPTON  
NN1 2ET**



### Location

The subject property is situated on the west side of The Drapery adjacent to McDonalds and provides a busy trading location, nearby occupiers including Debenhams, JJB Sports, H Samuel, Barclays Bank and Nationwide.

Northampton is the county town of Northamptonshire and is a strong commercial centre which has developed as a distribution location due to its proximity to the M1 Motorway. Major companies located within the town are Travis Perkins plc, John Lewis Partnership, Burton Group plc and the Royal Mail. The town lies immediately to the east of the M1 Motorway and is served by three junctions, being 15, 15A and 16. The town also lies at the junction of the A43 (Oxford/Corby road), the A45 (Coventry/Cambridge road) and the A428 (Rugby/Bedford road). The A14 is accessible.

Northampton is 67 miles north west of London with Milton Keynes 19 miles to the south. The town benefits from a fast rail link service to London Euston Station and a road journey time of around one hour.

The town has a resident population of approximately 200,000 and an estimated catchment population within 10 kilometres of around 280,000 people.

### Description

The premises comprise the entire third floor within a refurbished building of traditional brick construction retaining a stone façade under a pitched slate roof. The offices, which are accessed from The Drapery, have been fitted out to a high standard including carpets, perimeter dado trunking, suspended ceiling, recessed lighting and gas fired central heating.

There is a secondary internal staircase to the rear leading to the car park which is accessed from College Street.

**The demise includes two allocated parking spaces.**

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#### Accommodation

Third floor offices arranged in three sections totalling approximately 942 ft<sup>2</sup> (87.5 m<sup>2</sup>) plus ancillary storage on the fourth floor of approximately 577 ft<sup>2</sup> (53.6 m<sup>2</sup>). Toilets and kitchen on the second floor.

#### Services

All main services to include gas, water and electricity are believed to be connected to the property but have not been tested.

#### Rates

We understand from the local Rating Authority that the offices have the following rating assessment for 2010/2011:-

Rateable Value	-	£6,500
Uniform Business Rate	-	41.4 pence in the £
Yearly Rates Payable 2010/2011	-	£2,691.90

Interested parties should verify the above figures directly with the local Rating Authority (tel. 01933 231604)

#### Terms

The property is available by way of a new lease for a term to be agreed at a net initial rental of £8,500 per annum exclusive.

#### Legal Costs

The ingoing tenant to be responsible for the landlord's and head lessee's proper reasonable legal costs.

#### A Code of Practice for Commercial Leases

AbbeyRoss Property Consultants 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.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

#### Viewing and Further Information

Strictly by appointment only with the agents:-

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#### 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;
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