

Phone 01604 629988 • Fax 01604 626247 • Email [enquiries@abbeyross.co.uk](mailto:enquiries@abbeyross.co.uk)  
• Website [www.abbeyross.co.uk](http://www.abbeyross.co.uk)

## Main Road Offices Available in Kingsthorpe Location

70 Harborough Road  
Kingsthorpe  
Northampton  
NN2 7SH

To Let



- Comprising the former Lloyds Bank administrative offices with first floor window frontage to the exceptionally busy Harborough Road
- Comprising approximately 1,525 ft<sup>2</sup> with ground floor self-contained entrance
- Including kitchenette, open plan offices, data room, self-contained managers office and further open plan space
- Available immediately with a short rent free period subject to status.
- Rental offers sought in the region of £12,000 per annum exclusive

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#### Location/Description

The property comprises one of Kingsthorpe's most prominent commercial buildings, situated on the northern intersection of Harborough Road and Welford Road, directly opposite Kingsthorpe Shopping Centre.

Kingsthorpe is one of Northampton's most popular and busiest neighbourhood locations, approximately 2 miles north of Northampton town centre, with exceptionally busy passing trade and with nearby and adjacent occupiers including Boots, Nationwide, Jackson Grundy, Waitrose, Costa and a host of national and prominent local occupiers.

The subject property was developed in the early 1980's, it is of attractive brick construction fronting Harborough Road and close to Kingsthorpe Shopping Centre (Waitrose as anchor) with a self-contained entrance door.

#### Accommodation

Offices - 1,525 ft<sup>2</sup> (142 m<sup>2</sup>)

The property comprises two large open plan office spaces, a managers office, data room, kitchenette, ladies, gents and disabled toilet. It is well fitted to include wall mounted storage heaters, carpeting, lino in the toilets and wall-mounted cassette air conditioning units.

#### Services

We understand that the property has the benefit of all mains water, electricity and telecoms connections although no service connections have been tested. There is a limited air conditioning system via wall mounted cassette units and fluorescent lighting throughout. There is some limited data cabling and ample power points – none tested.

#### Town Planning

We understand that the property has been used for many years by Lloyds Bank as an administration office. Further enquiries should be directed to the local planning authority – Northampton Borough Council, telephone 0300 330 7000.

#### Rating Details

Rateable Value - Office and Premises	-	£7,900
Rateable Value - Office and Premises	-	£7,000
<b>Total</b>	-	<b>£14,900</b>

For enquiries as to any reliefs, transitional arrangements should be directed to the local Rating Authority, Northampton Borough Council, telephone: 0300 330 7000.

#### A Code of Practice for Commercial Leases/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.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

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

A summary of the EPC is attached within these particulars. A full copy of the EPC and Recommendation Report is available free of charge on request

#### Terms

We are seeking rental offers in excess of £12,000 per annum exclusive on a new lease for a term to be agreed. We understand that VAT does not apply, although applicants should make their own enquiries in this regard.

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#### 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  
Mobile: 07798 903977  
E-mail: [brendan.bruder@virgin.net](mailto:brendan.bruder@virgin.net)  
Contact: Brendan Bruder

#### Disclaimer

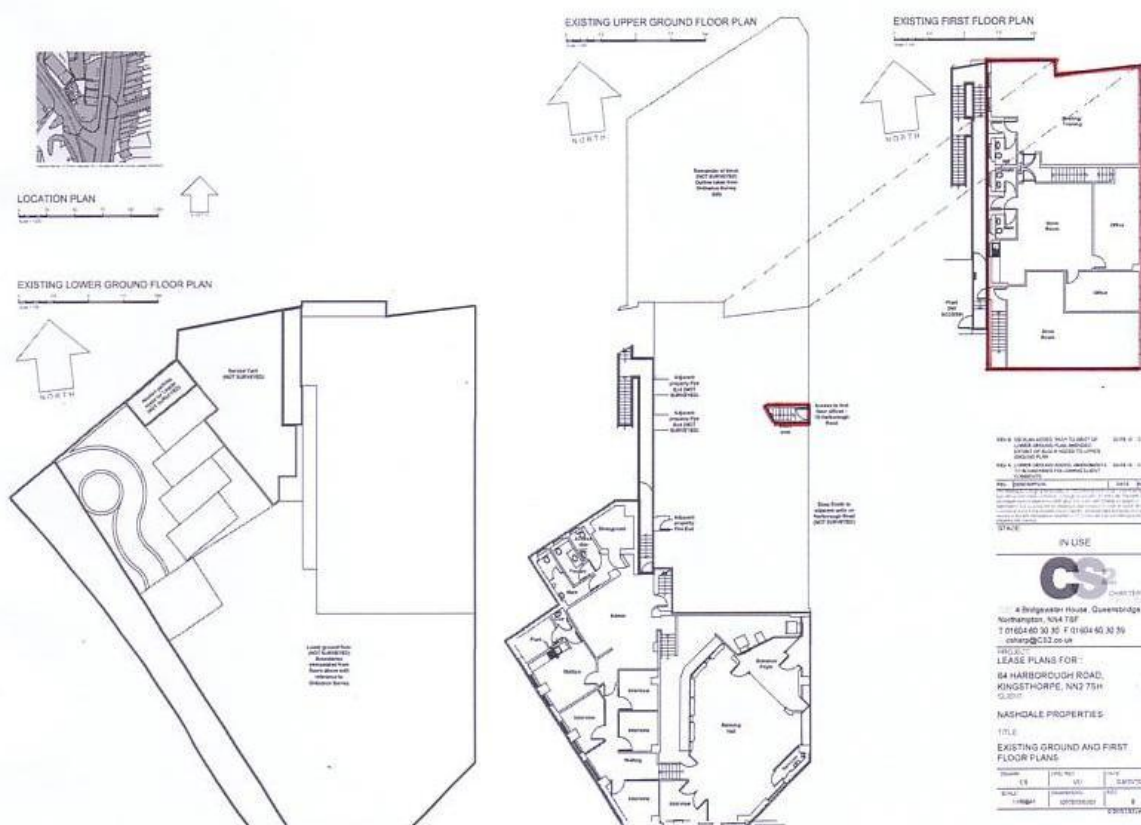
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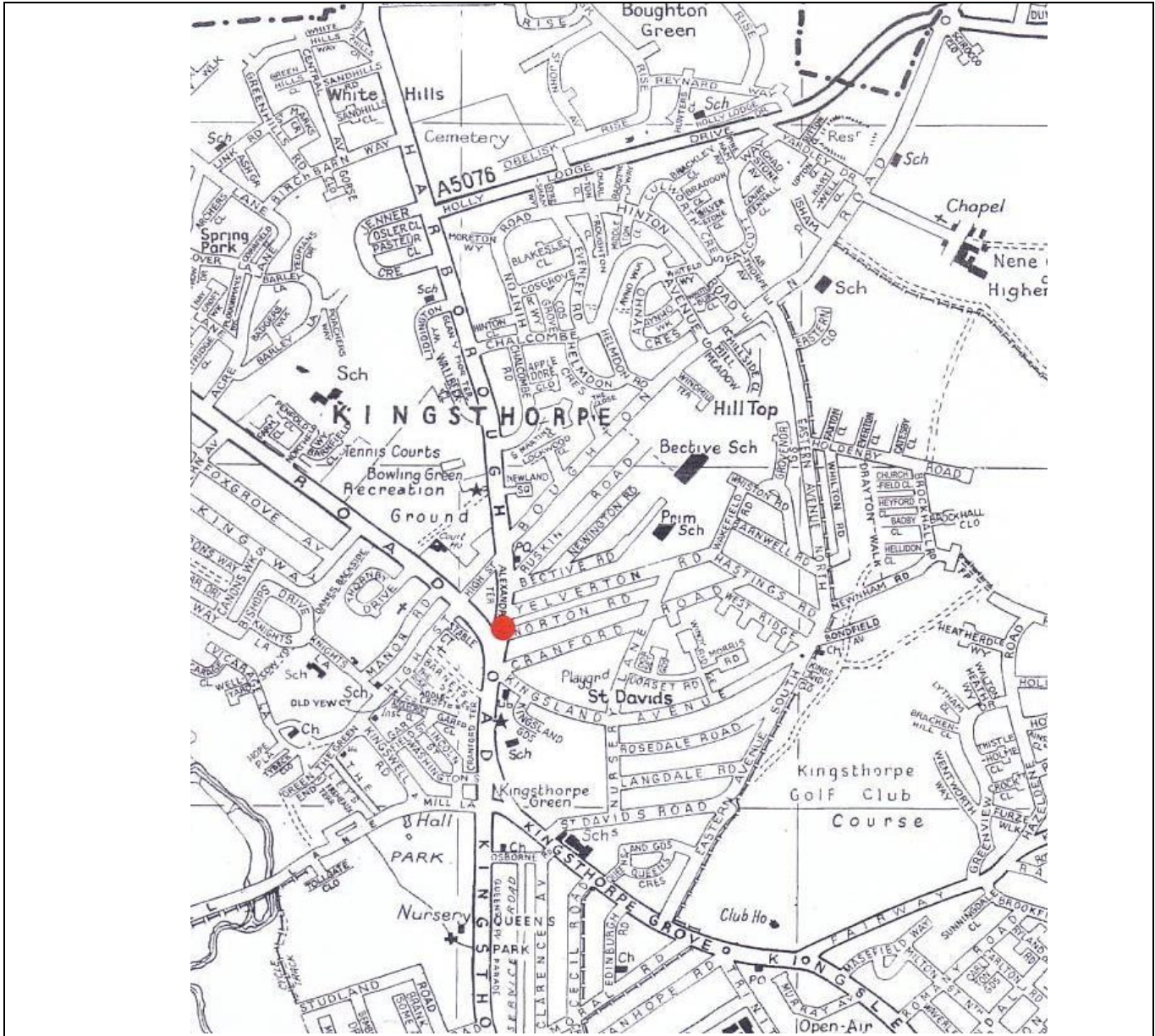
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70 Harborough Road Kingsthorpe Northampton NN2 7SH	Date:	
	Scale:	Not to scale
	Dwg. No:	
	Drawn:	April 2019

PROPERTY CONSULTANTS **abbeyross**

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