

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)

**PRIME OFFICES TO LET**

**COMPETITIVE RENTAL**

**FULLY REFURBISHED**

**3-5 WOOD HILL  
NORTHAMPTON  
NN1 2DA**



- **Air Con, Upvc double glazing, LED lighting**
- **Very prominent stone fronted building.**
- **Northampton Town Centre.**
- **2,117 sq ft / 196.7 sq m.**
- **Third Floor accommodation with part air conditioning and lift.**
- **Parking spaces available.**
- **Available on a new lease.**

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#### Location

This prominent stone fronted building is in the centre of Northampton, opposite St Giles Church, in the heart of Northampton's Town Centre. Nearby occupiers include Nandos, Prezzo, banks, building societies along with both national and local retail outlets.

Northampton is a strategically located regional centre with a population in excess of 200,000 and a catchment area population of approximately 325,000. This County Town is situated approximately 67 miles north-west of London and about 55 miles south-east of Birmingham. Lines of communication have steadily improved and the town now has excellent access to the M1/A45, A14 and A34. There are regular rail services to London (Euston) and Birmingham (New Street), all of which give Northampton good local and national connections.

#### Description

The available space is located at Third Floor level which is accessed by stairs and lift. The accommodation has recently been completely refurbished to include new air conditioning, flooring, LED lights, panelled ceiling and Upvc windows.

The accommodation comprises approximately 2,117 sq ft / 196.7 sq m and is currently laid out as open plan offices along with a kitchen. W.C facilities are situated on the landing.

There are a limited number of car parking spaces which could be made available.

#### Lease Terms

The accommodation is offered on a new, effectively FRI lease based on a rental of £18,500 per annum exclusive. Terms to be agreed.

#### Rates

We understand the third floor currently has a rateable value of £14,750. Interested parties should rely on their own enquiries of the Local Rating Authority (tel: 0300 330 7000).

#### Costs

Each party to be responsible for their own respective legal costs.

#### VAT

It should be noted that figures are exclusive of any VAT which the lessor may have a duty or wish to impose.

#### RICS 1<sup>st</sup> 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-for-leasing-business-premises-1st-edition.htm](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate-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

A full paper or electronic copy of the EPC and Recommendation Report is available free of charge by request.

#### Viewing and Further Information

Strictly by prior appointment with the Sole Agents:

AbbeyRoss Property Consultants  
Albion House  
Victoria Promenade  
Northampton  
NN1 1HH

Telephone: 01604 629988  
Email: [ru@abbeyrossgb.com](mailto:ru@abbeyrossgb.com)

Contact: **Robin Ungemuth**

Phone 01604 629988 • Fax 01604 626247 • Email [enquiries@abbeyross.co.uk](mailto:enquiries@abbeyross.co.uk)  
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- (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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