

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

Central Offices To Let

**21a Fish Street
Northampton NN1 2AA**



- Available Autumn 2026 on a new lease
- Comprising ground floor entrance, first and second floor office rooms
- Total approximately 800 sq ft (74.4 sq m)
- Rental offers sought in excess of £10,000 per annum exclusive

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Location/Description

The property is a mid-terrace building of brick construction with a ground floor glazed entrance to the East side of Fish Street close to the junction of St Giles Street in the Cultural Quarter of Northampton town centre.

The offices comprise three office rooms on the first floor, two office rooms on the second floor together with kitchenette, ladies and gents toilets.

Nearby and adjacent occupiers include Esquires Café, Costa and a host of national and independent businesses on St Giles Street, Abington Street in the heart of Northampton's town centre.

Accommodation

First floor offices - 564 sq ft / 52.4 sq m

Second floor offices - 236 sq ft / 22 sq m

Ground floor entrance, staircase to first floor and second floor offices. Separate ladies and gents toilets at second floor level each including wash hand basin, water heater, wc. Kitchenette at second floor level.

Rating Details

Offices and premises - £5,400 (April 2026)

For details of relief, small business allowances and other queries please contact the local Rating Authority (tel: 0300 126 7000).

Town Planning

The property has been used for many years as administrative offices. For further enquiries please contact the local planning authority, West Northants Council (Tel: 0300 126 7000) We understand that the property is not listed but is within a Conservation Area.

Services

We understand that the property has all mains gas, electricity, water, drainage and telecoms connections. No services have been tested and applicants should check services and supplies directly with the providers.

Value Added Tax

The property is currently not elected for VAT.

Lease Terms

We are seeking rental offers in excess of £10,000 per annum exclusive on the basis of a new lease for a minimum term of three years with the tenants generally responsible for the interior of the property and external decorations. The incoming tenant will be responsible for a contribution toward any shared areas and will contribute toward the buildings insurance cover.

Energy Performance Certificate

The property has an energy rating of 105 E. A full copy of the EPC and Recommendation Report is available upon request.

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.

Viewing and Further Information

Please contact the sole letting agents:-

AbbeyRoss Property Consultants
57a St Giles Street
Northampton NN1 1JF

Telephone: 01604 629988
E-mail: brendan.bruder@gmail.com or brendan@abbeyross.co.uk
Contact: Brendan Bruder

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Energy performance certificate (EPC)																				
21A Fish Street NORTHAMPTON NN1 2AA	Energy rating	Valid until: 8 June 2035																		
	E	Certificate number: 3297-3173-4525-7710-3845																		
Property type		Offices and Workshop Businesses																		
Total floor area		97 square metres																		
Rules on letting this property																				
Properties can be let if they have an energy rating from A+ to E.																				
Energy rating and score		Properties get a rating from A+ (best) to G (worst) and a score.																		
This property's energy rating is E.		The better the rating and score, the lower your property's carbon emissions are likely to be.																		
The diagram shows a staircase-like energy rating scale from A+ (Under 0) to G (Over 150). The property's rating of E is highlighted with a score of 105. A 'Net zero CO2' line is shown between A and B. <table border="1"> <thead> <tr> <th>Rating</th> <th>Score Range</th> </tr> </thead> <tbody> <tr> <td>A+</td> <td>Under 0</td> </tr> <tr> <td>A</td> <td>0-25</td> </tr> <tr> <td>B</td> <td>26-50</td> </tr> <tr> <td>C</td> <td>51-75</td> </tr> <tr> <td>D</td> <td>76-100</td> </tr> <tr> <td>E</td> <td>101-125</td> </tr> <tr> <td>F</td> <td>126-150</td> </tr> <tr> <td>G</td> <td>Over 150</td> </tr> </tbody> </table>			Rating	Score Range	A+	Under 0	A	0-25	B	26-50	C	51-75	D	76-100	E	101-125	F	126-150	G	Over 150
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E	101-125																			
F	126-150																			
G	Over 150																			
How this property compares to others																				
Properties similar to this one could have ratings:																				
If newly built		21 A																		
If typical of the existing stock		84 D																		

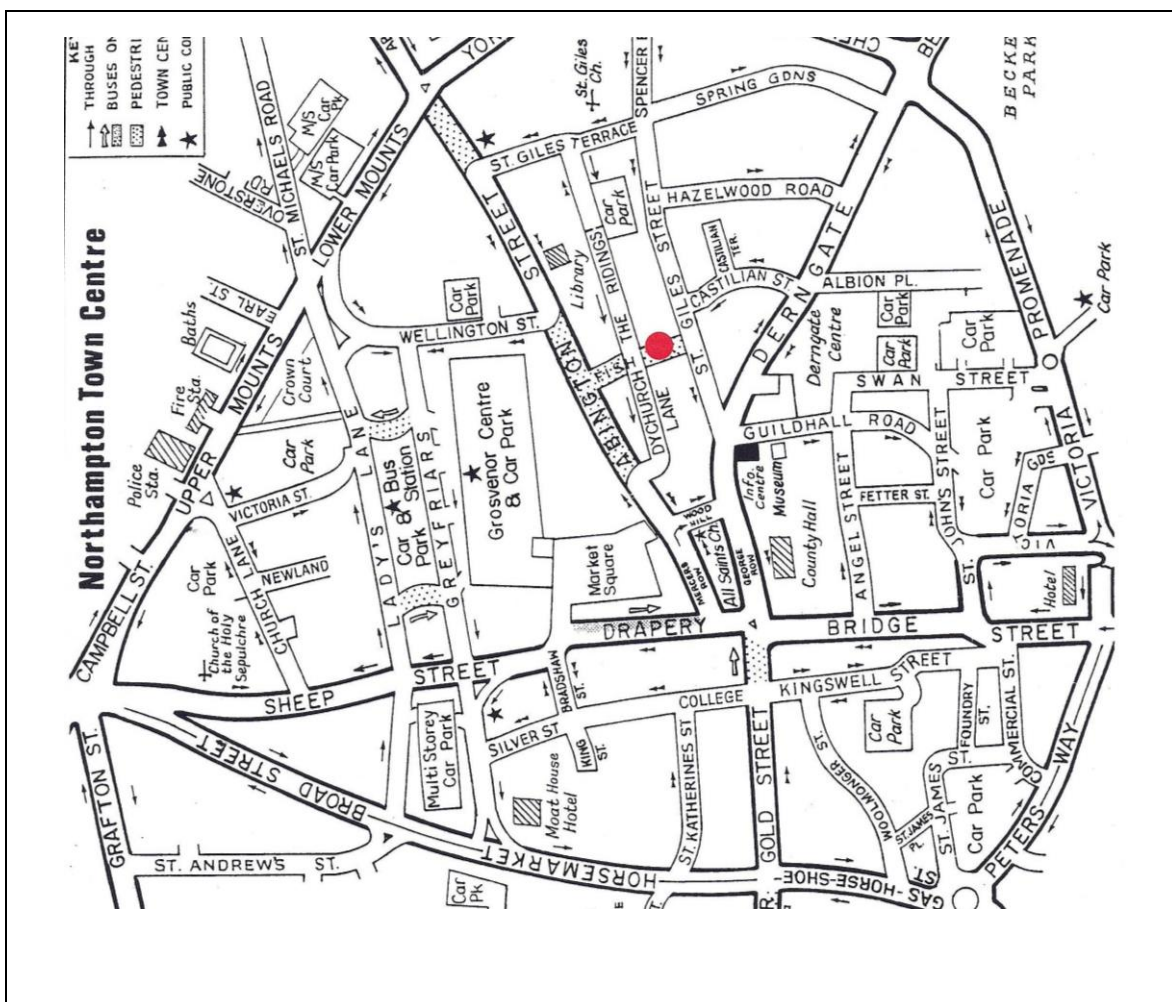
Disclaimer

AbbeyRoss Property Consultants (ARPC) for themselves and for the Vendors or Lessors of the property whose agents they are gives notice that:

- 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;
- 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;
- 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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LOCATION PLAN

**21a Fish Street
Northampton
NN1 2AA**

For identification purposes only

Date

Scale
Not to scale

Dwg. No

Drawn
June 2025



01604 629988

**57a St Giles Street
Northampton NN1 1JF**

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