

TO LET

57a St Giles Street, Northampton, NN1 1JF

Town Centre Offices

Location

St Giles Street offers a busy and thriving prime secondary shopping environment with one-way traffic, on street parking, major bus set down points and Northampton's main Post Office.

Northampton is a strategically located regional centre with a population in excess of 200,000 and a catchment area population of approximately 300,000. 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 A6. There are regular rail services to London (Euston) and Birmingham (New Street) all of which give Northampton good local and national connections.

View map of location here: <http://www.streetmap.co.uk/map.srf?X=475786&Y=260528&A=Y&Z=115>

Description

The self contained office accommodation is arranged over first and second floors with dedicated pavement access front door. The accommodation has the benefit of uPVC double glazing, wall mounted electric heaters and Category 2 lighting to the office space.



Accommodation

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

Ground Floor

Entrance Hall
Stairs leading to upper floors
Storage cupboard giving access to cellar by ladder

First Floor

Landing

Main Front Office - 24.3 m² (261.62 ft²)
Twin uPVC Double Glazed Windows
Category 2 Lighting
Wall Mounted Electric Heaters

Second Office – 18.26 m² (196.57 ft²)
Front Aspect with uPVC Double Glazed Window
Category 2 Lighting
Electric Wall Mounted Heaters

Kitchen and Male and Female Toilets
Rear Aspect uPVC Double Glazed Window

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Second Floor

Landing

uPVC Double Glazed Window to Half Landing Area
 Locked Door to Loft Space (Unseen)
Front Office 23.96 m² (257.93 ft²)
 Twin uPVC Double Glazed Windows
 Category 2 Lighting
 Electric Wall Heaters

Office Room 2 – 19.84 m² (213.54 ft²)
 Front Aspect with uPVC Double Glazed Window
 Category 2 Lighting
 Electric Heaters

Rear Office - 14.15 m² (152.36 ft²)
 Category 2 Lighting
 Wall Mounted Electric Heater
 uPVC Double Glazed Window

Planning

The property was last used as an Employment Agency which falls within Class A2 of the Town & Country Use Class Order Revised 2005. Interested parties should verify direct with the Local Planning Authority that any intended use is appropriate to the permitted Planning Consent.

Rates

We understand the rateable value is - £8,300.00
 Rates payable 09/10 - £4,025.50

Interested parties are advised to clarify these details with the Combined Rating Authority (telephone 01933 231604)

Terms

The accommodation is offered on a new, effectively, full repairing and insuring lease at a rental of £10,000 per annum, for a term to be agreed.

Costs

Each party to be responsible for their own reasonable 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:-

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 Albion House
 Victoria Promenade
 Northampton NN1 1HH

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 Fax: 01604 626247
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Disclaimer

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