

To Let

Office Accommodation

17 Earl Street
NORTHAMPTON NN1 3AU



- Flexible office accommodation over ground and first floor level
- Located on the edge of Northampton Town Centre
- Close proximity to town centre

To Let £12,500 per annum exclusive

Location

Northampton is a prosperous East Midlands town with a thriving local economy based on the service, distribution and warehousing sectors. The town has good road connections by means of the M1 and A45 and has a mainline rail link to London Euston.

The property itself is located on the North Western fringe of Northampton Town Centre, close to The Charles Bradlaugh Pub. The surrounding area predominantly consists of residential dwellings, with the addition of a small number of light industrial / office users.

Accommodation

The property comprise a two storey office building, located on Earl Street, close to Northampton Town Centre. Internally the accommodation provides a number of offices at ground and first floor level, together with WC and kitchen facilities on both levels. The property also benefits from basement storage space.

Areas

	Sq Ft	Sq M
First Floor Offices	366	33.98
Ground Floor Offices	413	38.37
Basement	149	13.82
TOTAL	928	86.21

Rent

To Let £12,500 per annum exclusive

Terms

The premises are available to lease upon flexible new terms.

Business Rates

The rates payable are an estimate only and applicants should verify with Local Authority. Please note that this calculation is based upon gaining Small Business Rate Relief.

Rateable Value: £8,800
Rates Payable: £0

Legal costs

Each party is responsible for their own legal costs incurred in the transaction.

VAT

It should be noted that all figures quoted either verbally or in writing are exclusive of VAT unless specifically stated.

EPC

Available upon request.

Services

We understand that all mains services including water, drainage and electricity are connected to the property. Prospective occupiers should note that none of the services have been tested and it is up to prospective occupiers to ensure that the facilities are installed and working to their own satisfaction.

Viewing

To View and for further details please contact:

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 View Location

 View Floorplans

 View EPC



These details and description and requirements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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