

For Sale / To Let

Modern Detached Office Building

Brooke House 4 The Lakes Bedford Road
NORTHAMPTON NN4 7YD



- Prime location
- Detached building standing upon a large site
- First Floor accommodation refurbished to a high standard
- Large secure car park

For Sale Offers in excess of £1,250,000 | Yes £125,000 per annum exclusive

Location

The premises are prominently situated at the entrance to The Lakes Business Park. There is direct access on to the A428 Bedford Road which leads directly to the A45 dual carriageway. This forms part of the Northampton ring road system and provides access to the M1 motorway at junction 15. The surrounding locality comprises a range of predominantly office buildings together with various other commercial properties to include a Premier Inn and Holiday Inn. The property backs on to an area of open land.

Accommodation

The property comprises a modern, detached two story office building. The first floor accommodation has recently been fully refurbished to provide a high quality working environment.

Internally, the accommodation comprises a combination of open plan and cellular offices together with kitchen and WC facilities situated on both floors. A good level of natural light is provided through windows incorporated within the principle elevations whilst the main working areas benefit from a combined heating/cooling system. A passenger lift connects the two floors together with three separate staircases.

Externally, the site extends to approximately 0.777 acres (0.31 hectares) and provides a large amount of on site car parking accessed through a security barrier. The site has been landscaped to create an attractive working environment.

Areas

	Sq Ft	Sq M
	9,469	879.67
TOTAL	9,469	879.67

Other Information

In accordance with Money Laundering Regulations, please be aware that any prospective purchaser will be asked to produce I.D. documentation when a sale is agreed and we ask for your cooperation in order to not delay matters.

Price / Rent

For sale Offers in excess of £1,250,000 Yes
£125,000 per annum exclusive

Terms

The premises are available on either a virtual freehold or leasehold basis with vacant possession. The property is subject to a 999 year lease which commenced on the 24th June 1991 at a peppercorn rent. Freehold ownership is held within the Management Company which maintains the Business Park.

Virtual freehold price offers are sought in excess of £1,250,000
Lease - rental offers are sought in the region of £125,000 per annum exclusive

Business Rates

The Rateable Value is currently separated into 3 assessments relating to 2No ground floor suites and the first floor accommodation. The building will need to be reassessed by the VOA to provide a single assessment for the whole building.

Rateable Value: £0

Rates Payable: £0

Legal costs

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

VAT

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

EPC

Awaited.

Services

We understand that all mains services including water, gas, drainage and electricity are available to the property. It should be noted 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:

Charles Church - Underwoods

cc@underwoods.co.uk
Telephone: 01604 404060
Direct Line: 01604 783004

Ravi Varambhia - Underwoods

rv@underwoods.co.uk
Telephone: 01604 404060
Direct Line: 01604 774149



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