For Sale / To Let

Modern Office - Close Proximity to M1

Unit 4 Basset Court Loake Close
Northampton NN4 5EZ

- Allocated Parking
- Minutes away from J15 of M1
- Local amenities nearby
- Self contained modern accommodation

For Sale Offers in excess of £345,000 | £25,000 per annum exclusive

Underwoods
Shire House, Pyramid Close, Northampton NN3 8PH
Tel: **01604 404 060**
Web: **underwoods.co.uk**

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.

Location

The property is situated on the eastern side of Basset Court, a development of 16 modern office units immediately adjacent to Junction 15 of the M1 Motorway and approximately 4 miles to the south of Northampton town centre.

The property forms part of a mixed commercial and residential area known as Grange Park. There are 2 hotels and a roadside restaurant in the immediate vicinity of Basset Court and large warehousing / distribution facilities make up the remainder of the development. A relatively modern housing estate lies immediately to the north and east, set back further from the surrounding road network.

Accommodation

The property comprises a mid-terrace, two-storey office building within a courtyard development, accessed via private estate roads. It includes 9 allocated car parking spaces, with paved pedestrian walkways leading to the principal entrance at the front elevation. Constructed approximately 20 years ago as part of the wider Grange Business Park, the building features traditional brick and tile construction with contrasting coloured piers and lintels. Windows are double-glazed within uPVC frames, and access is through a centrally positioned steel-faced entrance door.

Internally, the ground floor includes an entrance lobby, staircase, kitchen, two WCs (one DDA compliant), and a service cupboard. The ground floor office space is arranged with a suspended tiled ceiling, recessed lighting, dado trunking, and solid floors with carpet tiles. It is currently subdivided into a meeting room, a partitioned office, and a file storage area. The first-floor office space follows the same specification but is open-plan.

Areas

	Sq Ft	Sq M
Ground Floor	852	79.15
First Floor	995	92.44
TOTAL	**1,847**	**171.59**

Other Information

All lettings are subject to a performance/rental deposit being lodged with the landlord equivalent to a minimum of one quarter's rent. The ingoing tenant will also be responsible for reimbursing the landlord for the annual building insurance premium.

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

Price / Rent

For sale Offers in excess of £345,000 Yes £25,000 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 the Local Authority.

Rateable Value: £22,750
Rates Payable: £9,828

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

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Services

We understand that mains services including water, drainage and electricity are connected 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:

Ravi Varambhia - Underwoods
rv@underwoods.co.uk
Telephone: 01604 404060
Direct Line: 01604 774149

Will McDonald - Underwoods
wm@underwoods.co.uk
Telephone: 01604 404060
Direct Line: 01604 774146

View Location

Underwoods
www.underwoods.co.uk

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