

To Let

First-Floor Modern Office - Close Proximity to M1

First Floor 10 Bassett Court Loake Close
Grange Park Northampton NN4 5EZ



- Allocated Parking
- Local amenities nearby
- Available to let on flexible lease terms

To Let £10,000 per annum exclusive

Location

The property is situated on the southern 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 accommodation available comprises the first-floor office suite only, which is predominantly open plan and benefits from a private meeting room, providing flexible workspace suitable for a range of occupiers.

The office accommodation benefits from a suspended tiled ceiling with recessed lighting. Shared kitchen and WC facilities are located on the ground floor.

Externally, allocated car parking is provided.

Areas

	Sq Ft	Sq M
First Floor	891	82.77
TOTAL	891	82.77

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 incoming 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 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.

Rent

To Let £10,000 per annum exclusive

Terms

The premises are available to lease upon flexible new terms.

Business Rates

The combined first-floor accommodation will require reassessment for Business Rates purposes upon occupation. Interested parties are advised to make their own enquiries with the Valuation Office Agency and the relevant local authority to confirm the Rateable Value and rates payable. Any entitlement to Business Rates relief should also be verified independently.

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

B - 50

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:

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Telephone: 01604 404060
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[View Location](#)



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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