

Unit 1, Maple Court, Collingtree Road

Northampton, NN4 0NB



4,102 sq ft (381.06 sq m)
ATTRACTIVE RURAL OFFICES
WITH OVER 30 CARPARKS
TO LET

Rural Ground Floor Office Suite

- Attractive rural settings
- 5mins from the M1-J15
- 35 dedicated car parking spaces (approx.)
- Fitted kitchens

KEY FEATURES



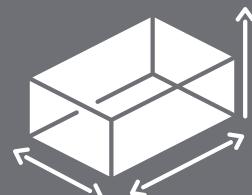
Details



Rent



Location



Size



Parking

Attractive rural
offices only 5mins
from the M1

£70,000 per
annum

Northampton
NN4 0NB

4,102 sq ft
(318.06 sqm)

Approximately 35
car parking spaces
1:117 ratio



Location

Northampton is one of England's fastest growing towns and is the strategic location for many national organisations as their central hub for business. Northampton has excellent rail and road communications, with hourly train services to London and road links to the M1 at Junctions 15, 15a & 16 and additionally to the A14 in the North.

Maple Court is situated 1.5 miles north-west of Junction 15 of the M1 in close proximity to one of Northampton's most affluent areas. Milton Keynes is 25 minutes' drive time away.

The property is located on Collingtree Road, just outside the village of Collingtree. Collingtree links directly onto the A45 running north to Central Northampton and the A508 and south to the M1 – J15 and Milton Keynes.

Description

The property comprises of:

- Large outdoor area
- Mixture of open plan and meeting room accommodation
- W/C facilities
- Fitted kitchens
- Suspended ceilings
- Approximately 35 dedicated car parking spaces
- Comfort cooling
- LED lighting
- Amazing local scenery

Accommodation

	Sq Ft	Sq M
Ground Floor Office	4,102	381.06
Total	4,102	381.06

The areas are expressed on a gross internal basis and are approx. having been rounded.



Terms

The unit is available by way of a new full repairing and insuring lease at a quoting rent of £70,000 pa excl.

Rates

The current rateable value of the property is to be reassessed. Interested parties are advised to make their own enquiries. To be reassessed

VAT

The ingoing tenant will be responsible for the payment of any VAT.

Anti-Money Laundering

TDB Real Estate are obligated to comply with the EU's 5th Money Laundering Directive. For further information visit

[www.tdbre.co.uk/antimoney laundering/](http://www.tdbre.co.uk/antimoney_laundering/)

Services

We understand that all main services are connected to the property. TDB Real Estate have not tested the services or service installations and occupiers are advised to make their own enquiries in this regard.

Legal Costs

Each party to pay their own legal costs in relation to any transaction.

EPC

The premises has an EPC rating of D-87. A certificate is available upon request.

Viewing

Viewing and further information via the sole/joint agents:



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