

FOR SALE / TO LET

25 BILLING ROAD, NORTHAMPTON NN1 5AT

ATTRACTIVE OFFICE FOR SALE OR TO LET WITH RESIDENTIAL CONVERSION POTENTIAL*

GUIDE PRICE : £525,000

RENT : £37,500 PER ANNUM

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ACCOMMODATION

INTERNAL

A prominent property providing modern office accommodation arranged over five floors, from basement to third floor. The office benefits from extensive internal modernisation whilst retaining a number of attractive period features, including high ceilings and characterful staircases linking the various floors.

EXTERNAL

Externally, the property benefits from dedicated on-site car parking, accessed via a shared driveway to the rear, with rights to six parking spaces as set out within the title documentation.

FLOOR AREAS – NET INTERNAL AREA:

Basement:	**535sq ft**	**49.7 sq m**
Ground floor:	**525sq ft**	**48.7 sq m**
First Floor:	**520sq ft**	**48.2 sq m**
Second Floor:	**497sq ft**	**46.2 sq m**
Third Floor:	**284sq ft**	**26.4 sq m**
Total:	**2,361sq ft**	**219.2sq m**

EPC RATING: 66 C

LOCATION

Northampton is a major commercial centre in the heart of the Midlands, benefiting from excellent road and rail connectivity and a diverse business base. Billing Road is one of the town's most established and prestigious locations, characterised by an attractive mix of period properties accommodating professional offices, healthcare and residential uses.

Its close proximity to Northampton Town Centre, together with convenient access to the wider road network and local amenities, makes Billing Road an attractive location for both commercial occupiers and residential purchasers.



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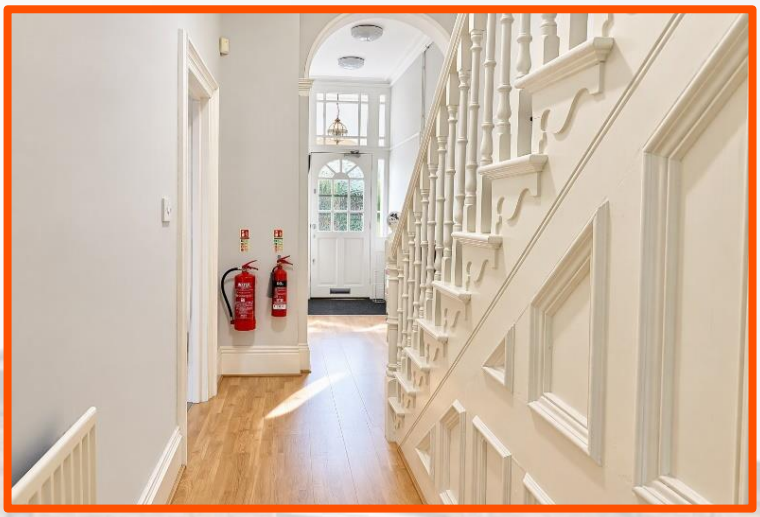
FREEHOLD OPTION

AN EXCELLENT OPPORTUNITY TO ACQUIRE AN ATTRACTIVE OFFICE PROPERTY ON BILLING ROAD WITH THE POTENTIAL FOR RESIDENTIAL CONVERSION*.

A handsome period town house in a sought after location with a mix of office and residential properties within the area.

The property retains an impressive façade and prominent bay windows with period detailing, providing distinctive office accommodation in its existing use.

The scale and configuration of the building, together with the surrounding mix of uses along Billing Road, also offers potential for conversion to residential accommodation*



GUIDE PRICE £525,000

*Subject to necessary Planning Consents



LEASEHOLD OPTION

QUALITY OFFICE ACCOMMODATION AVAILABLE BY WAY OF A NEW LEASE

The property provides flexible office accommodation arranged across five floors and is suitable for occupation by a single business or potentially on a floor-by-floor basis.

Available with vacant possession by a grant of a new lease to a suitable occupier, assignment of the existing lease or subletting, subject to agreement with the relevant parties.

RENTAL PRICE £37,500 per annum

CONTACT INFORMATION

THE PROPERTY IS OFFERED FOR SALE OR TO LET

Expression of Interest should be submitted to the sole agent:

MATTHEW KAYNE

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