



Whitworth Chambers
George Row
Northampton, NN1 1DF
enquiries@hadlands.co.uk

Hadland
CHARTERED SURVEYORS

YOUR COMMERCIAL PROPERTY SPECIALISTS

COMMERCIAL • INDUSTRIAL • RETAIL • DEVELOPMENT • INVESTMENT

TO LET

HIGH QUALITY GROUND FLOOR OFFICE SUITE

1,724 FT² (160.24 M²)



**3A PAVILION COURT
NORTHAMPTON BUSINESS PARK
BRACKMILLS
NORTHAMPTON, NN4 0YR**

- MODERN HIGH-QUALITY OFFICE
- COMFORT COOLING
- RAISED FLOORS
- 9 ON SITE CAR PARKING SPACES
- LARGE CAR PARK, LANDSCAPED GROUNDS

AVAILABLE TO LET ON FLEXIBLE TERMS AT £30,000 PER ANNUM EXCLUSIVE



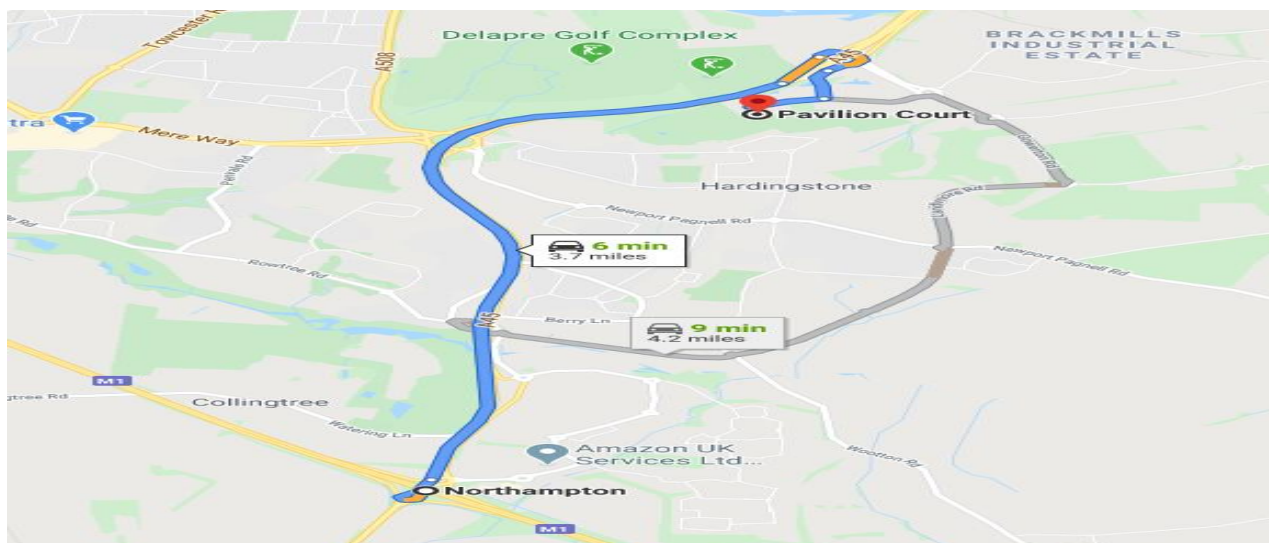
RICS

TEL: 01604 639657

www.hadlands.co.uk

LOCATION

Northampton is one of England's largest and fastest growing towns with a population of 220,000. It's central location at the heart of the motorway network (M1 junctions 15, 15a and 16) has resulted in many national organisations choosing it for their headquarters. Northampton to Euston trains run hourly with a travel time of 56 minutes.



Pavilion Court is located on Pavilion Drive, Northampton Business Park 2 miles south east of Northampton town centre and 3.5 miles from junction 15 of the M1 via the A45 dual carriageway. Central Milton Keynes is less than 30 mins drive (19 miles). Northampton Business Park has developed into one of the UK's most successful business parks. Major occupiers include Barclaycard, IPSL and Ricoh UK Ltd.

DESCRIPTION

A modern ground floor office suite totalling 160.24 m² (1,724 ft²) and benefitting from raised floors, comfort cooling, LG3 lighting and 9 designated parking spaces. The office benefits from a spacious reception, disabled, male and female toilets and a kitchenette.

RATES

The Rateable Value of the property is £15,750. Interested parties should contact Northampton Borough Council Rating Department on 0300 330 7000.

TERMS

Available to let on flexible lease terms at £30,000 per annum A service charge to cover building insurance, upkeep of common parts and services is payable.

EPC

Band C – 75

A full copy of the EPC report is available upon request.

VIEWING

Strictly by appointment through the Joint Agents:

Prop-Search

OR

Hadland Chartered Surveyors

Contact: Richard Baker

Contact: Peter Castle

richardbaker@prop-search.com

pjc@hadlands.co.uk

Tel: 01604 492000

Tel: 01604 639657

Mobile: 07725 834136

Mobile: 07816 207903

Misrepresentation Act: Hadland for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Hadland has any authority to make or give any representation or warranty whatsoever in relation to this property.

Value added tax: Value added tax may be payable on the purchase price and/or on the rent and/or on the other charges or payments. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate advice.