

24 Queensbridge

The Lakes • Bedford Road • Northampton • NN4 7BF

TDB
Real Estate



GOOGLE MAPS
LOCATION

 VIDEO FLYTHROUGH

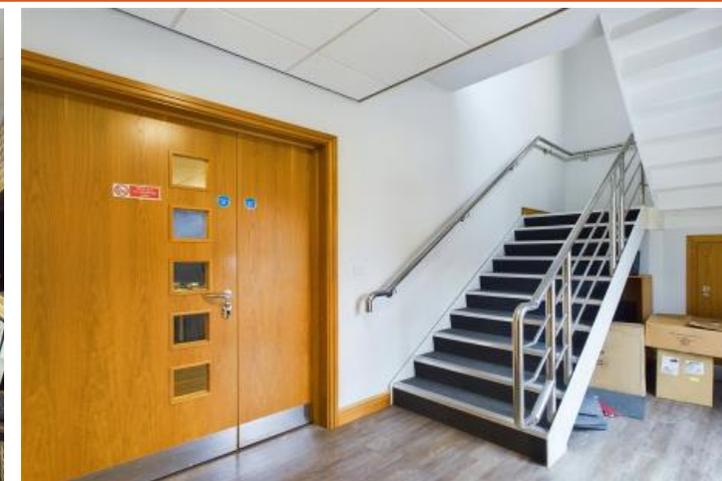


2,077 sq ft approx.
Modern Ground and First Floor Office

TO LET

Two Storey Office - Available on a new FRI Lease

- High quality offices
- Located on a highly desirable landscaped business park
- 9 car parking spaces
- Comfort cooling/heating and raised access floors



Location

The property is located at Queensbridge, forming part of The Lakes Business Park, which is the most desirable landscaped campus style office development in Northampton, incorporating a number of professional and corporate office occupiers.

Immediate access to the A45 (leading to J15 of the M1) and the town centre is available within minutes. Good public transport links. The property benefits from many local amenities nearby including The Britannia Public House, The Rowing Club Café (offering the opportunity for contract parking), Holiday Inn and the Riverside Retail park.

Accommodation

The property has been measured on a Net Internal Area basis as below. The approximate floor areas are:-

Floor	Sq Ft	Sq M
Ground Floor	1,038	96.45
First Floor	1,039	96.56
Total	2,077	193.01

Description

The property benefits from the following amenities:-

- Approximately 2,090 sq ft over 2 floors
- 9 dedicated car parking spaces (9 per building)
- Flexible open plan accommodation
- Comfort cooling/heating
- New recessed LED lighting
- Carpeting throughout
- Kitchenette on each floor with fridge & dishwasher
- W/C facilities on both floors
- Suspended ceilings throughout
- Raised access floors with floor boxes
- Cycle storage and dedicated cycle routes to the town centre
- Excellent local nature walks nearby

Lease Terms

A new FRI lease to be negotiated at a rent of £40,000 per annum exclusive for the whole. Individual unit rents on application.

Utilities

The tenant will be responsible for Utility costs and must satisfy themselves as to good working condition of all service installations

Rates

The current rateable vale of the whole property is £27,000.

Rates payable for the current financial year April 2025 - March 2026 equate to £13,473 approximately for the whole.

Interested parties are advised to make their own enquiries by contacting the Local Authority,



EPC

24 Queensbridge
Copies available on request.

Legal Costs

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

VAT

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

Estate Charge

There is a small estates charge to cover maintenance/upkeep of common areas and the car park.

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/anti_money_laundering/.

Viewing

Viewing and further information via the sole agents:



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