

2 Rushmills, Bedford Road, Northampton NN4 7YB



TDB
Real Estate
tdbre.co.uk

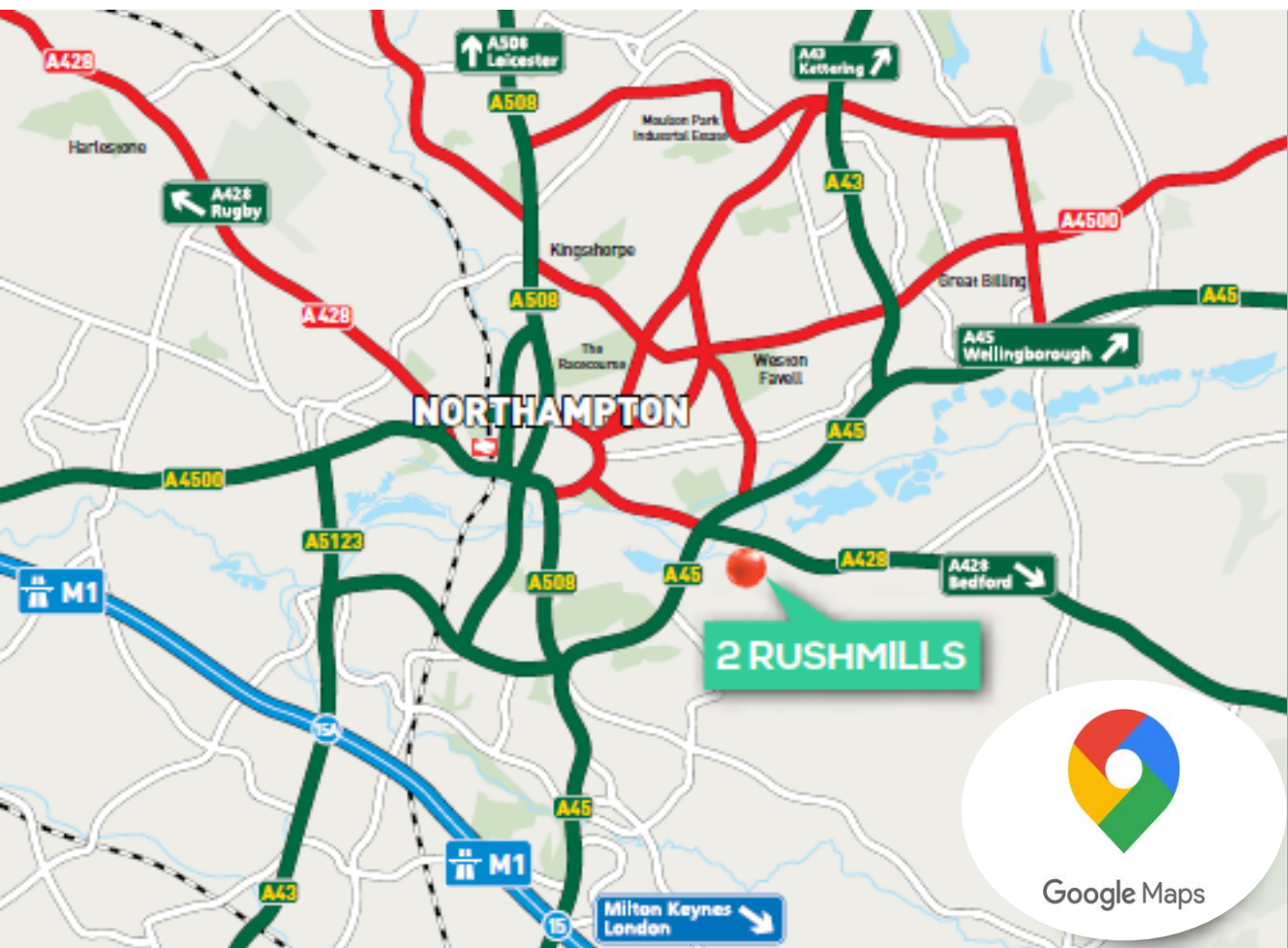


**Highly Prominent and Prestigious
Ground Floor Office Suite**

1,510 sq ft (140 sq m) Approx

TO LET ON NEW LEASE

- Highly prominent position on arterial road
- Excellent access to the A45 (M1 J15) and town centre
- Attractive landscaped position
- 7 on-site car parking spaces
- WC facilities for exclusive use of the suite



Location

The premises occupy a prominent location with frontage to the Old Bedford Road - adjacent to the A428 in a landscaped setting on one of Northampton's premier out of town business parks. Excellent access is offered to both the town centre and the A45, which is turn offers direct access to both the M1 (J15) within approx 4 miles to the South, and the A14 to the North at Kettering

Description

The premises offers self contained accommodation to include:

- Comfort cooling and heating
- Fully accessible raised access floors
- Exclusive WC's facilities to the suite
- Shared shower facility
- Dedicated shared parking (7 Spaces)

Accommodation

	Sq Ft	Sq M
Office suite	1,510	140
Total	1,510	140

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 FRI lease at a rent of £31,500 pa excl.

Business Rates

The current rateable value of the property is £16,750. Rates payable for the current financial year April 2026 – March 2027 equate to £7,236 approximately. Interested parties are advised to make their own enquiries.

VAT

The incoming 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/antimoneylaundering/

Services

We understand that 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 EPC rating is to be assessed.

Viewing

Viewing and further information via the sole/joint agents:



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