

Waterside House

The Lakes • Northampton • NN4 7XD

Preliminary Details

TDB
Real Estate

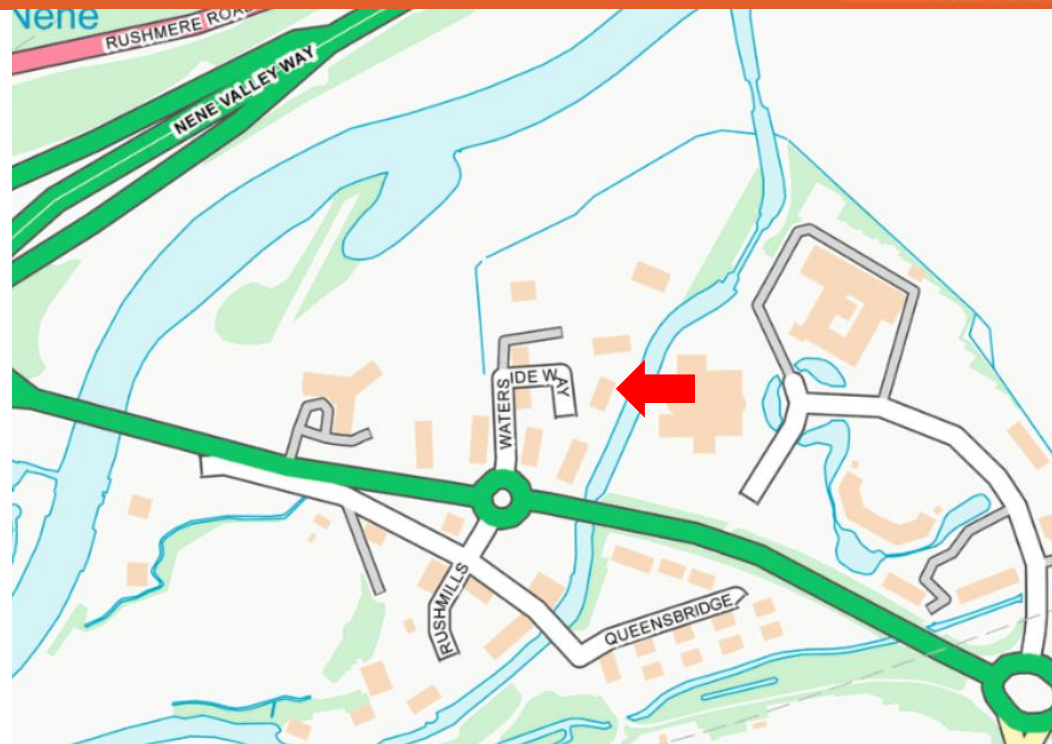
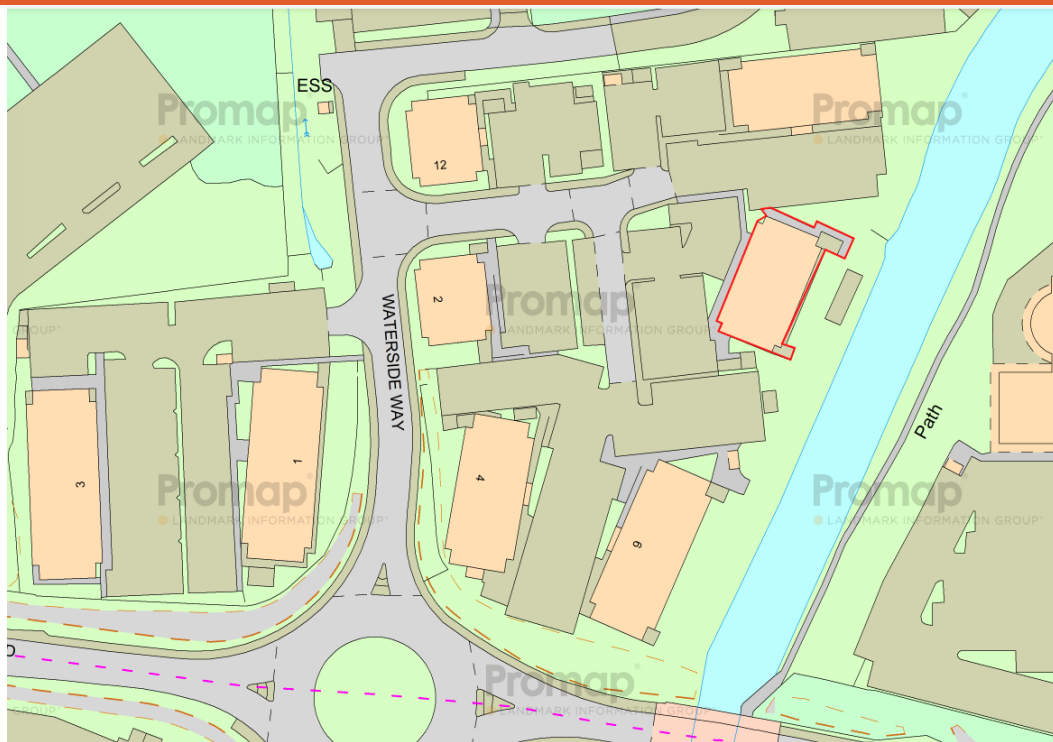


1,925 sq ft (179 sq m) approx.

Detached Grade A Office Building

TO LET

- Prime landscaped business park location
- Ground floor office suite
- Raised access floors, lighting, comfort cooling/heating and carpeting
- 7 car parking spaces



Location

The building forms part of the town's premier office location situated just off the A428 Bedford Road which connects directly with the A45 dual carriageway approximately 2 miles to the southeast of Northampton town centre.

The site forms part of the town's dominant commercial area, which also includes Northampton Business Park and the Brackmills Industrial Estate immediately to the south.

EPC

The property has an EPC Rating of B.

Description

A three-storey office building with a central reception and services lobby.

The specification includes:

- Comfort Cooling
- Suspended Ceilings and lighting
- Carpeting throughout
- Fitted kitchen
- 7 car parking spaces

Terms

The building is available as a whole on a new full repairing and insuring lease at a rent in the order of **£35,750 per annum exclusive**.

Accommodation

	Sq Ft	Sq M
Ground Floor Suite	1,925	179
Total	1,925	179

The floor areas provided are approximate and are expressed on a net internal basis.



Rates

The current rateable value of the property is to be reassessed.

VAT

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

Service Charge

A service charge equal to 32.5% is payable for the upkeep and maintenance of the building, common areas and estate maintenance.

Services

We understand that all mains' services are connected to the property, TDB have **not** tested any of the services or mechanical or electrical installations. Interested parties must satisfy themselves in this regard.

Legal Costs

Each party will be responsible for their own legal and surveyor's costs.

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:



Chris Drummond
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