

36 Queensbridge

The Lakes • Northampton • NN4 7BF

Preliminary Details

TDB
Real Estate



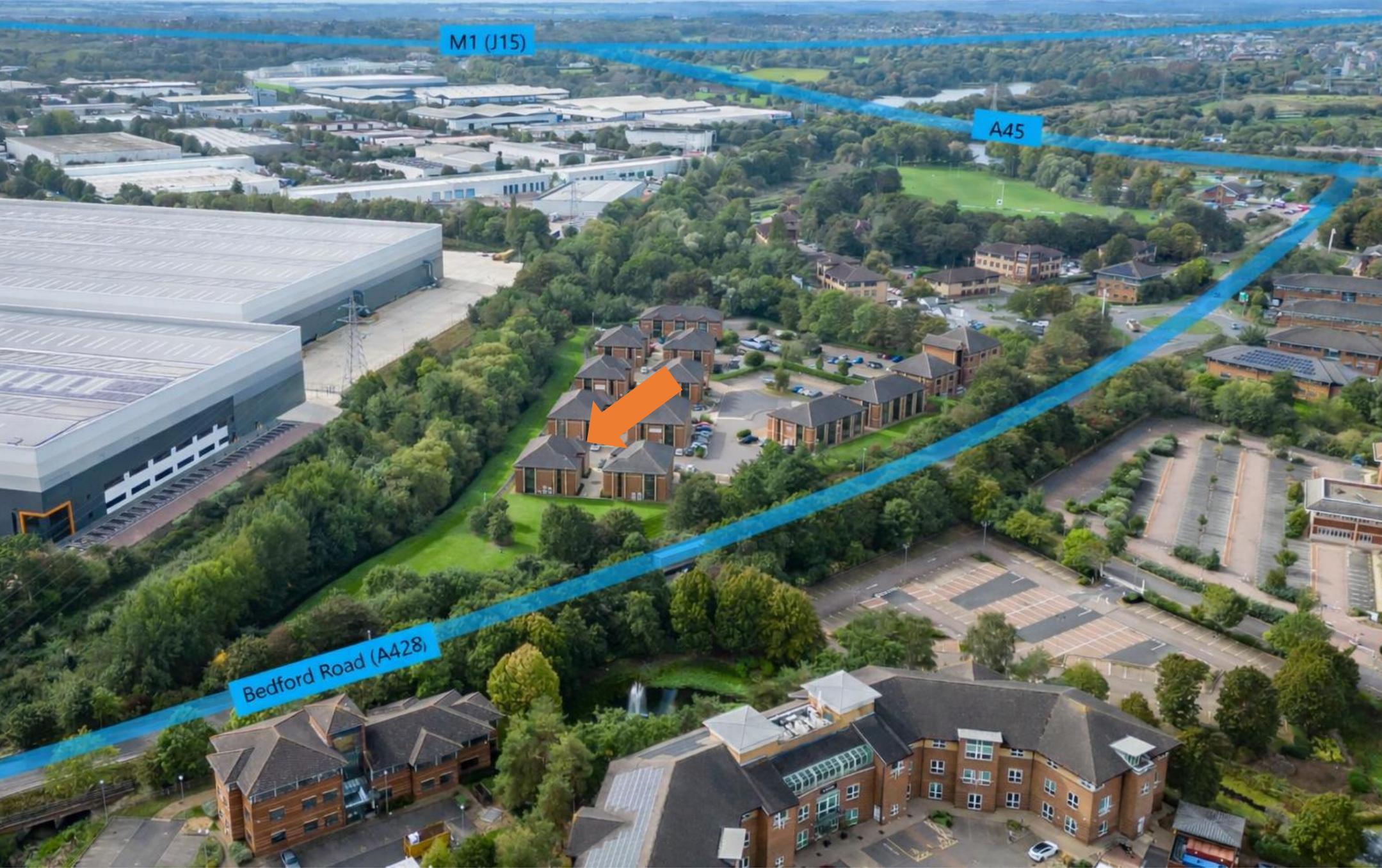
908 to 1,816 sq ft (84.35 to 168.70 sq m)

Prestigious Self-Contained Two Storey Office

TO LET

Available to let on a new FRI lease at £40,000 pax

- Modern self-contained office accommodation
- Attractive landscaped position
- Excellent access to A45 and J15 of the M1 motorway
- 4 dedicated car parking spaces





Location

The building forms part of the prestigious Queensbridge development, 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 in turn offers direct access to both the M1 (J15) within approx. 4 miles to the South, and the A14 to the North at Kettering.

A variety of high-quality professional users are located in the vicinity.

EPC

The property has an EPC Rating of C:73.

Description

A two-storey office building finished to an exceptionally high standard with some glazed partitioning and Cat 5 cabling.

The specification includes:

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

Terms

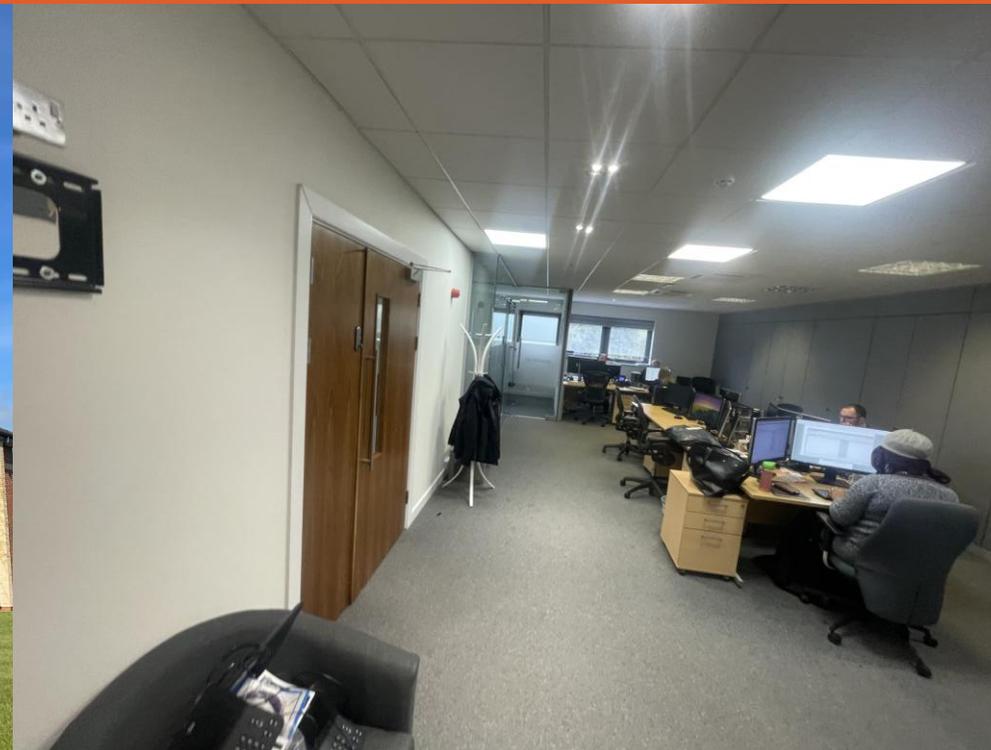
The suite is available by way of a new full repairing and insuring lease at a rent in the order of **£40,000 per annum exclusive**.

Landlord is wanting to let building as a whole but is open to letting on a suite-by-suite basis

Accommodation

	Sq Ft	Sq M
Ground Floor Office/Ancillary	908	84.35
First Floor Office / Ancillary	908	84.35
Total	1,816	168.70

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



Rates

The rateable value for this property is £23,000

Rates payable for the current financial year April 2025 - March 2026 equate to £11,477 approximately.

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

VAT

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

Service Charge

A service charge is payable for the upkeep and maintenance of the building, common areas and estate maintenance estimated at £190 per quarter plus VAT.

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:



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