

# Pioneer House, Rushmills, Northampton

NN4 7YB



**TDB**  
Real Estate

tdbre.co.uk



**9,900 sq ft (920 sq m)**

**Under Refurbished – Available Q2  
2026**

**TO LET / MAY SELL**

**Northampton's Prime Office Location**

- Individual floors available
- 42 car parking spaces
- Attractive reception area
- Under refurbishment

# KEY FEATURES



Details

Top quality office space in Northampton's premier office park



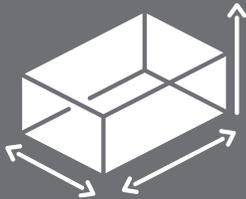
Rent

Rent - £199,950 pa  
Freehold- £2,100,000



Location

Rushmills  
Northampton  
NN4 7YB



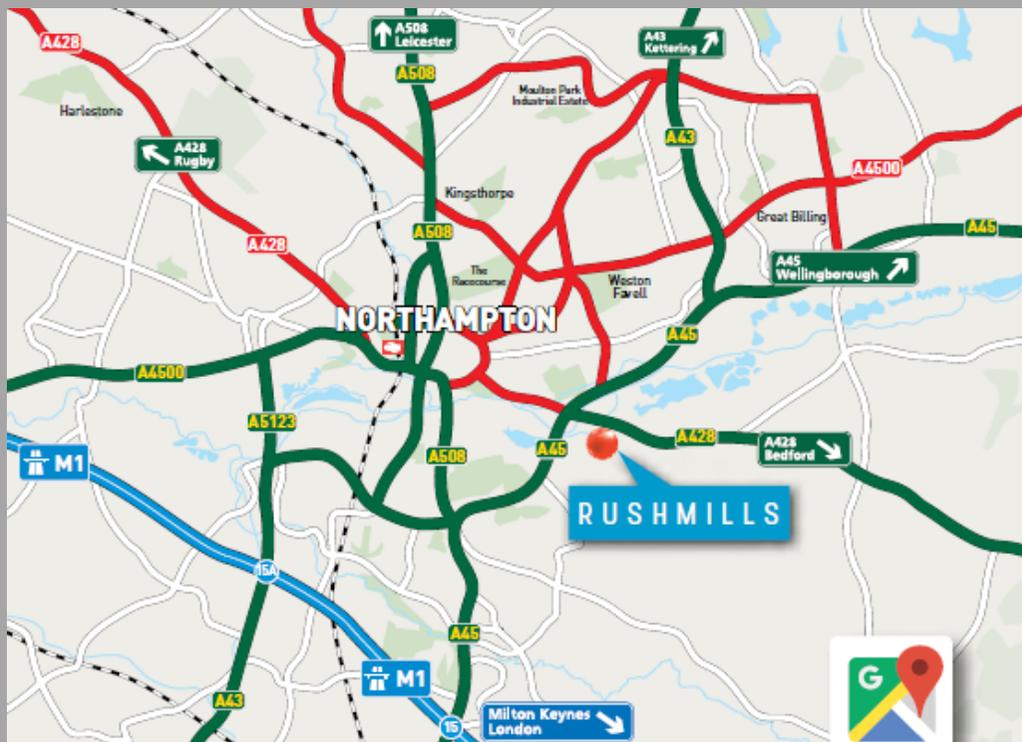
Size

9,900 sq ft  
(920 sq m)



Parking

42 Car parking spaces  
1:236 sq ft



## Location

Pioneer House is located at Rushmills, part of The Lakes office development which is Northampton's prime out of town landscaped and waterside campus office development.

Rushmills is approximately 1.5 miles southeast of Northampton town centre. The estate fronts the A428, providing access to the A45 dual carriageway. Junction 15 of the M1 is approximately 4 miles to the south.

Good public transport links with a regular bus service (stops nearby) and a train service to London Euston (approx 50 mins).

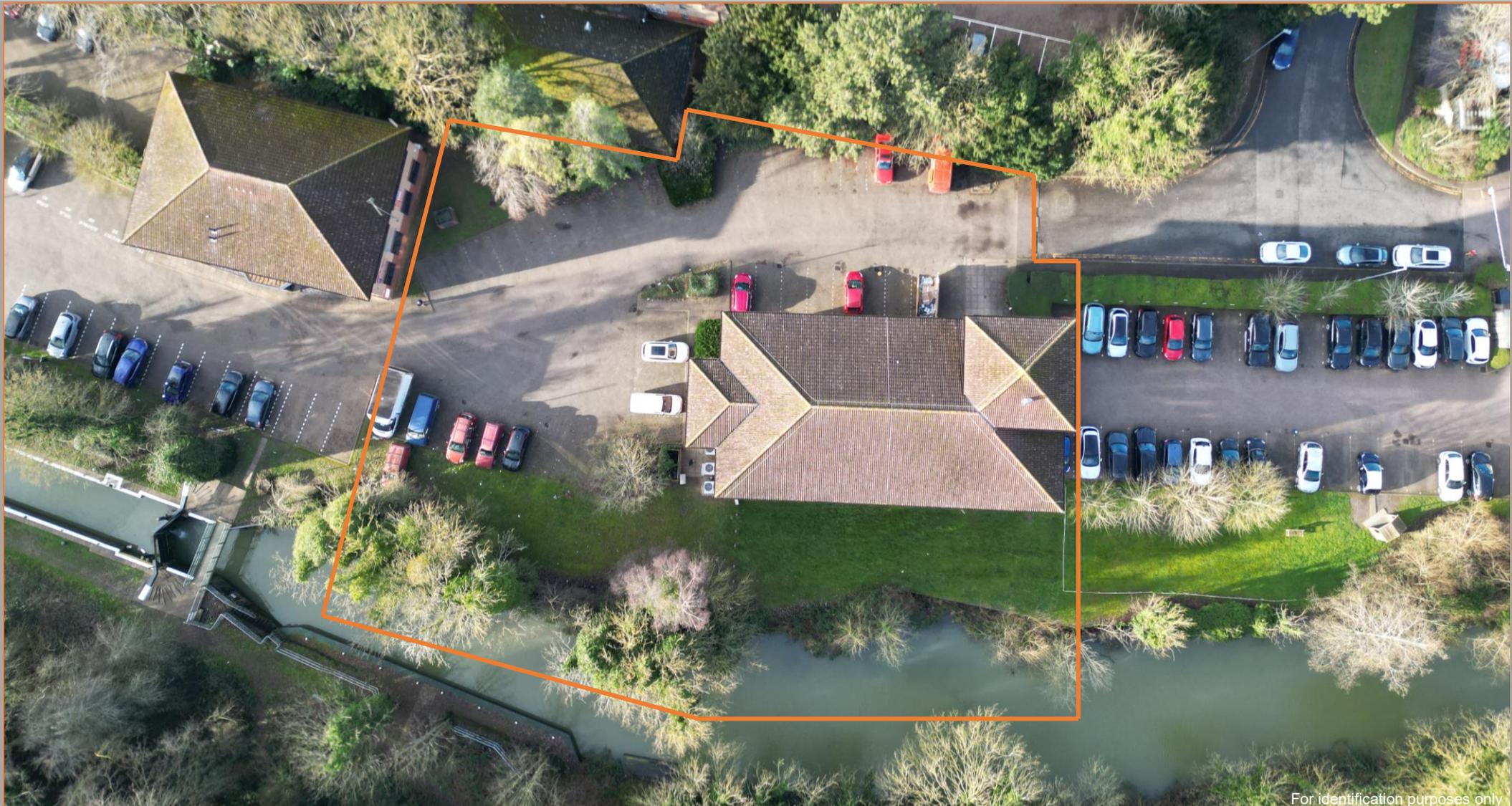
The Lakes is Northampton's prime office locations with occupiers including Persimmon Homes, Redrow, Handelsbank and Staysure and several local solicitors.

## Description

The property is a detached modern office building in an attractive landscaped setting adjacent to the River Nene.

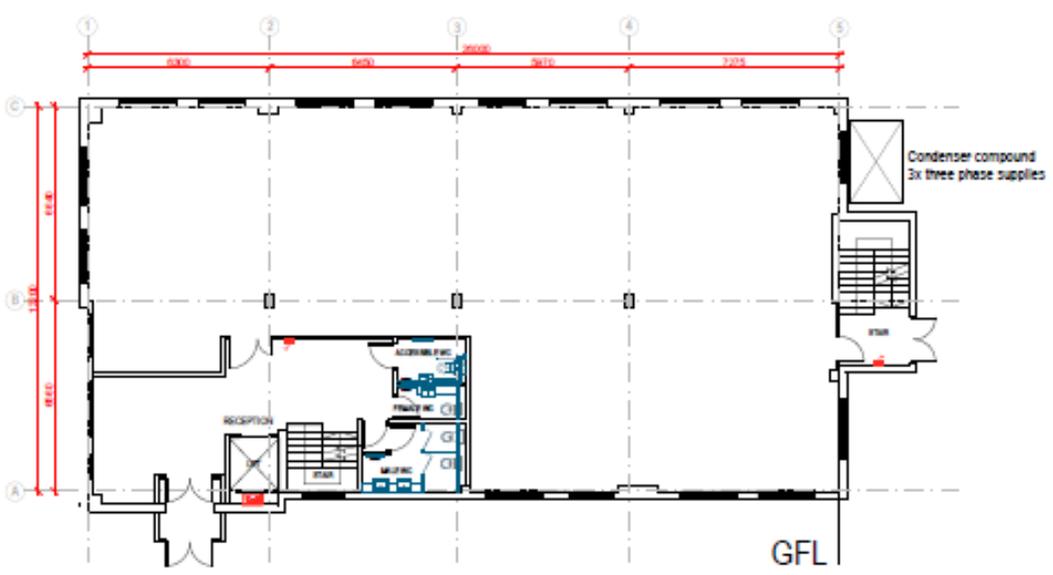
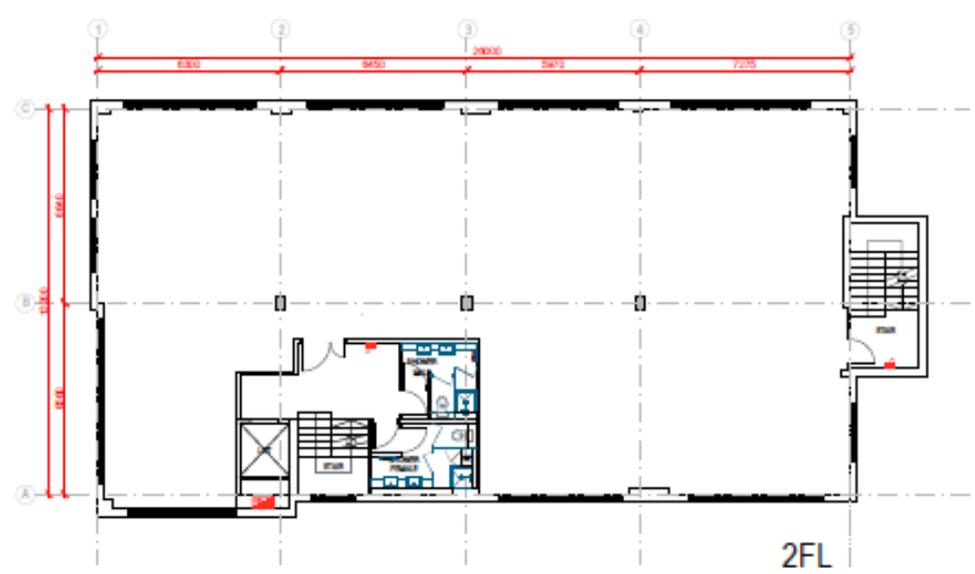
It provides open plan accommodation on the ground and 2 upper floors, accessed from an attractive reception area and central core. It is intended that the accommodation will be refurbished to modern standard.

Externally there is an extensive car park laid to brick paviors surrounded by landscaping.



For identification purposes only





### Accommodation

	Sq Ft	Sq M
Ground Floor Reception	323	30
Ground Floor Offices	3,017	280
First Floor Offices	3,280	305
Second Floor Offices	3,280	305
<b>Total</b>	<b>9,900</b>	<b>920</b>

The areas are expressed on a gross internal basis and are approx. having been rounded.



### Terms

The office is available by way of a new full repairing and insuring lease at a quoting rent of £199,950 pa excl.

The property is also for sale at a quoting price of £2,100,000

### Rates

The current rateable value of the property is to be confirmed. 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/](http://www.tdbre.co.uk/antimoneylaundering/)

### Services

We understand that all 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 premises EPC rating is to be confirmed.

### Viewing

Viewing and further information via the sole agents:



**01604 60 40 20**

**Jack Brown**  
[Jack@tdbre.co.uk](mailto:Jack@tdbre.co.uk)  
07969 291 660

**Oliver Thompson**  
[Oliver@tdbre.co.uk](mailto:Oliver@tdbre.co.uk)  
07838 191 054



**Nick Roberts**  
[nroberts@drakeandpartners.co.uk](mailto:nroberts@drakeandpartners.co.uk)  
07980 237407

**Joe Smith**  
[jsmith@drakeandpartners.co.uk](mailto:jsmith@drakeandpartners.co.uk)  
07980 792670

DISCLAIMER: TDBRE for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of TDBRE or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) TDBRE cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective 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 accuracy of each of them; (iii) no employee of TDBRE has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) TDBRE will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 1/21