

5 Queensbridge, The Lakes, Northampton NN4 7BF



TDB
Real Estate
tdbre.co.uk



1,096 to 2,198 sq ft (102 to 204 sq m)

**Attractive & Modern Two-Storey
Office Suite
TO LET**

Two-storey office to be refurbished

- Located on the premier & most desirable landscaped business park
- Within close proximity to local amenities & businesses
- Dedicated parking spaces
- Individual floors available

KEY FEATURES



Details

Newly refurbished
two-storey office



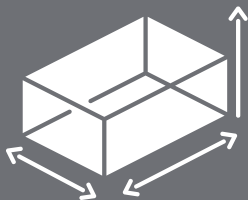
Rent

£44,000 per
annum



Location

Northampton
NN4 7BF



Size

GF - 1,096 sq ft (102 sq m)
FF - 1,102 sq ft (102 sq m)



Location

The property is located at Queensbridge forming part of The Lakes Business Park, which is the most desirable landscaped 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, within minutes. Excellent public transport links. The property benefits from many local amenities including The Britannia Public House, The Rowing Club Café, Holiday Inn and Riverside Retail Park.

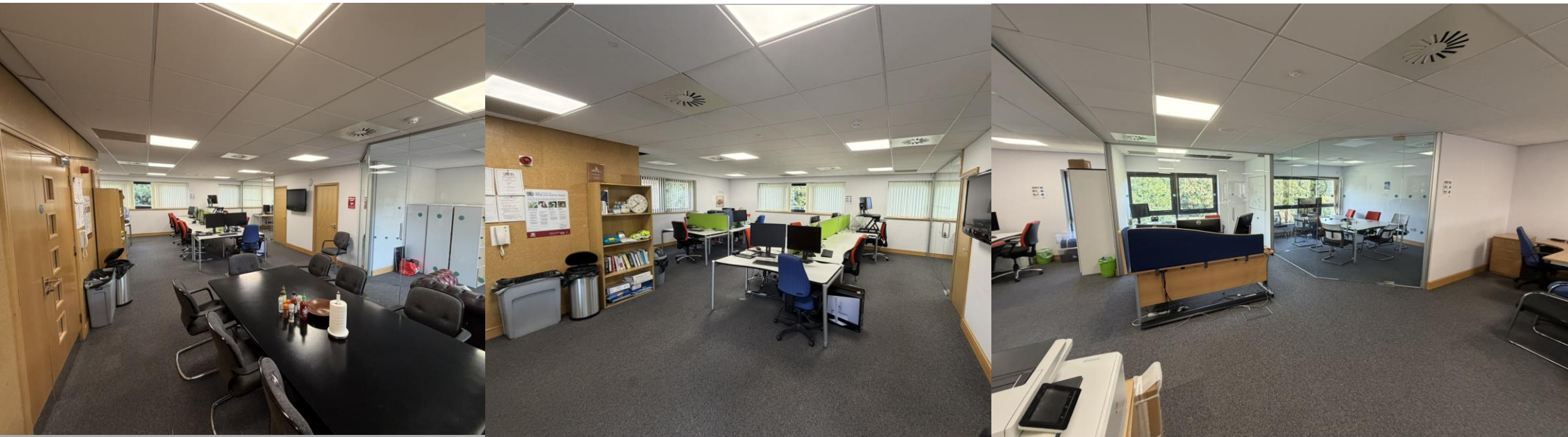
Description

- To be refurbished
- Various sized meeting rooms
- Comfort Cooling
- New recessed LED lighting to be provided
- Fitted kitchen
- WC facilities
- Suspended ceilings
- Raised access floors with floor boxes
- Fantastic local walks nearby
- Dedicated carparking spaces
- Can be split into individual floors

Accommodation

	Sq Ft	Sq M
Ground Floor	1,096	102
First Floor	1,102	102
Total	2,197	204

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 full repairing and insuring lease at a quoting rent of:

Ground Floor – £22,000 pa excl.
First Floor – £22,000 pa excl.
Whole - £44,000 pa excl.

Rates

The current rateable value of the property is £29,250. Rates payable for the current financial year April 2026 – March 2027 equate to £12,636 approximately. Interested parties are advised to make their own enquiries.

VAT

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

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 EPC is to reassessed.

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/

Viewing

Viewing and further information via the sole agents:



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