

Lockgates House

Rushmills • Northampton • NN4 7YB

TDB
Real Estate

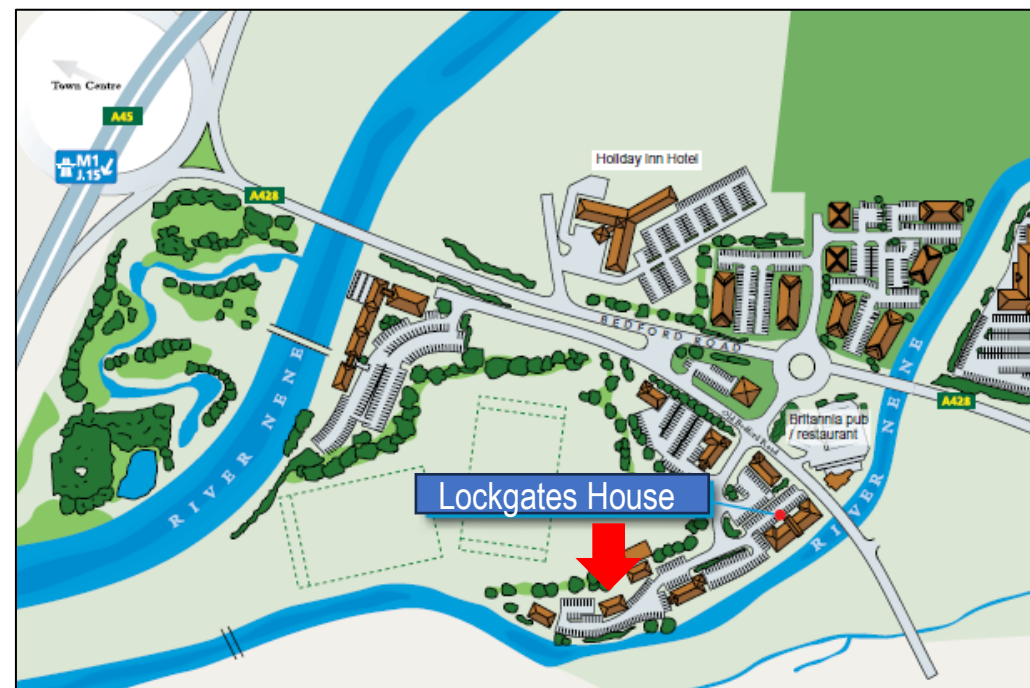
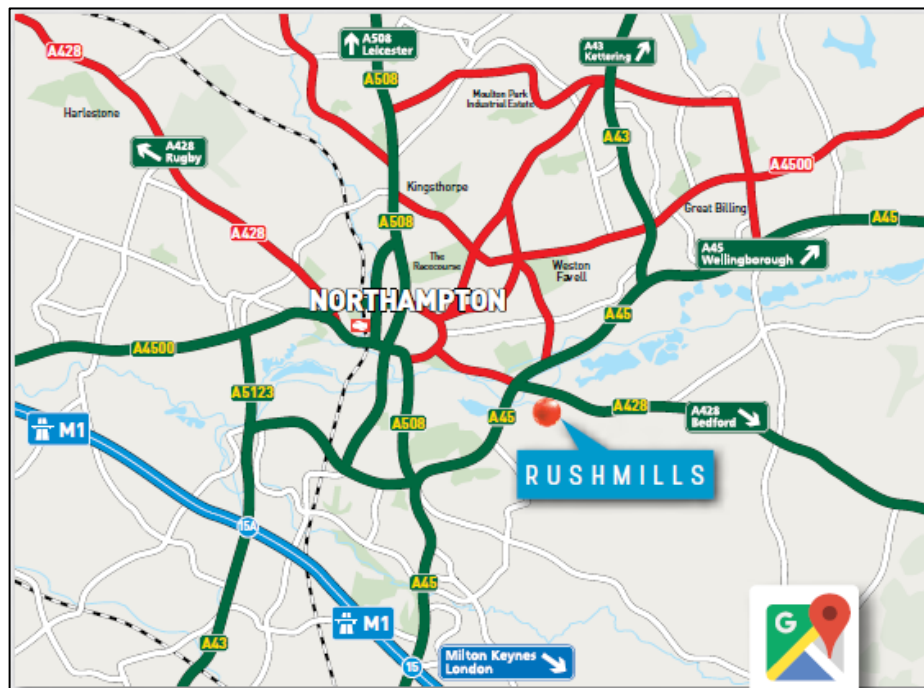


**GOOGLE MAPS
LOCATION**

Refurbished First Floor Office Suite
Approx 2,350 sq ft (218.4 sq m)

TO LET

- Prime Business Park Location
- Fully fitted with LED lighting, raised access floors, comfort cooling/heating
- Shared reception area
- Open plan accommodation
- Allocated car parking



Location

Lockgates 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.

The location offers excellent access of the A45 which in turn leads to J15 of the M1 motorway (approx 3 miles). The town centre is within walking distance (approx 0.75 miles)

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

The Lakes benefits from a Holiday Inn hotel opposite the building together with The Britannia, a recently refurbished public house/restaurant.

The Riverside Retail Park is approx 10 minutes distant, and provides a comprehensive range of retail, major brand car showrooms (and servicing), fast food takeaway/drive thru's.

Description

Recently refurbished first floor office suite in a detached office building with self-contained parking.

Open plan office accommodation in a landscaped setting.

Ready for immediate occupation.

Features

- Comfort Cooling and opening windows
- LED lighting and raised access floors
- Allocated car parking
- Shared reception area
- Hotel, Pub/Restaurant, and riverside café facilities nearby.

Accommodation

	Sq Ft	Sq M
First Floor	2,350	218.4
Total	2,350	218.4

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





Rates

The Tenant will pay business rates. To be confirmed.

VAT

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

Terms

The building is available on a new lease on terms by negotiation to be excluded from the Security of Tenure Provisions of the Landlord and Tenant Act 1954.

The tenant will pay a proportion of the cost for the cleaning, maintenance (and service costs) for common areas but, excluding any external repairs and for the structure.

EPC

The property has an EPC Rating of C-56.

Utility Costs

The tenant will pay 50% of the cost of electricity, gas and water consumed and property invoiced.

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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