

8A QUEENSBRIDGE

BEDFORD ROAD • THE LAKES • NORTHAMPTON • NN4 7BF



Preliminary Details



903 sq ft (83.9 sq m)

**Prestigious Self-Contained First Floor
Office Accommodation**

TO LET

THE SUITE IS AVAILABLE BY WAY OF A NEW FRI LEASE

- Modern first floor office accommodation with own front door
- Potential low business rates
- Attractive landscaped environment
- Excellent access to A45 and J15 of the M1 motorway

Preliminary Details



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.

Travel Times

- M1 J15 – 7 minutes
- M1 J15A – 10 minutes
- Northampton train station – 10 minutes
- Wellingborough – 16 minutes
- Milton Keynes – 25 minutes

Description

Modern office accommodation providing the following features:

- Self-contained first floor accommodation
- Comfort cooling
- Suspended Ceilings
- Floor boxes
- Carpeting throughout
- Fitted kitchen
- 4 dedicated car parking spaces

Services Charge

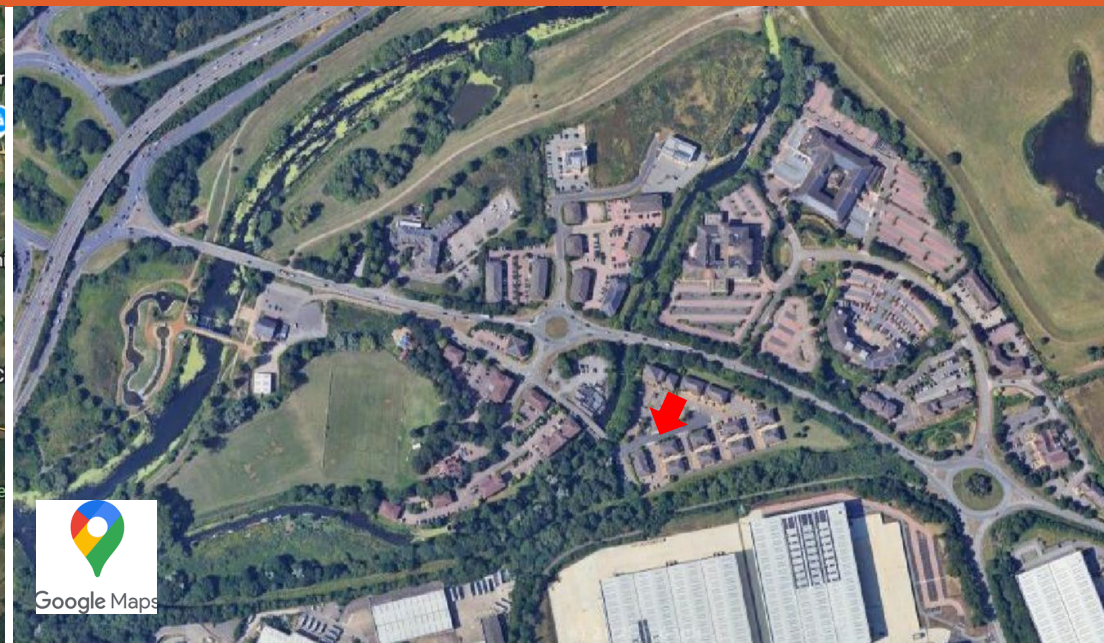
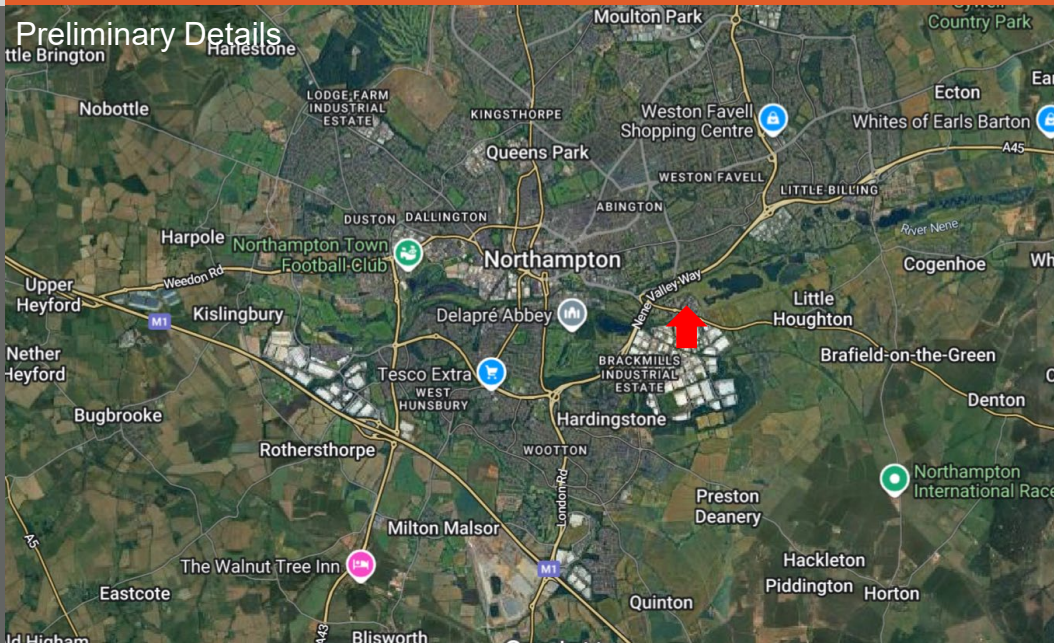
Approx. £110 per quarter plus VAT.

In addition, the landlord will recharge electricity on an equal basis with the ground floor occupier.

Accommodation

	Sq Ft	Sq M
First Floor Office	859	79.8
Kitchen	44	4.01
Total	903	83.09

The property areas are expressed on an approximate net internal basis.



EPC

D-89

Rates

The current rateable value of the property is £12,500, therefore if this is your only business premises you will benefit from partial business rates relief. Rates payable for 25/26 are estimated to be circa £1,200 under current government legislation for those parties that benefit from small business rates relief. Please enquire for further clarification.

VAT

The Tenant will be responsible for the payment of 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/anti-money-laundering/.

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 costs incurred in this transaction.

Terms

The suite is available by way of a new full repairing and insuring lease at a rent of **£18,000** per annum exclusive.

Viewing

Viewing and further information via the sole agents:



Oliver Thompson
oliver@tdbre.co.uk

Jack Brown
jack@tdbre.co.uk