

# Sandy House, Point 15

GRANGE PARK • NORTHAMPTON • NN4 5EJ



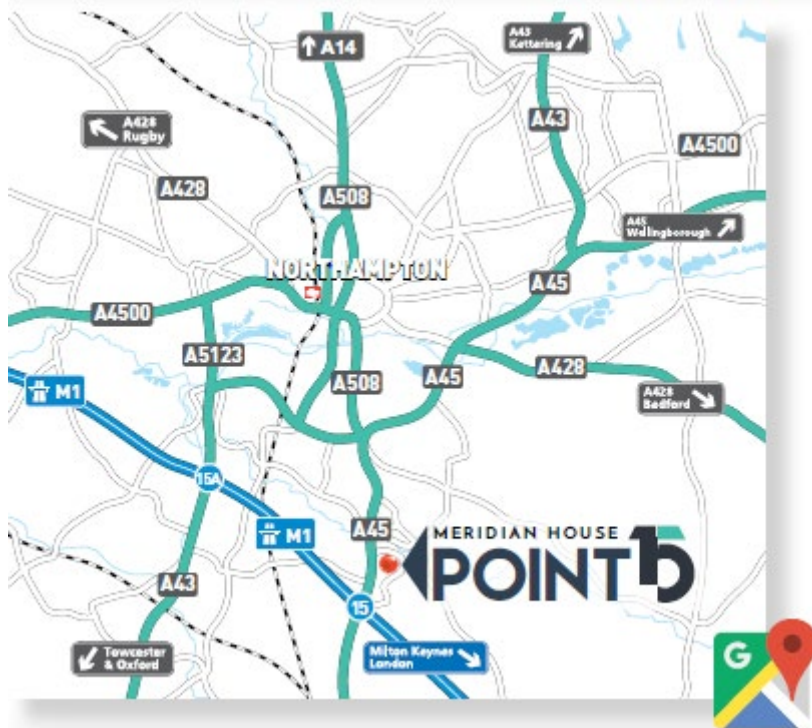
**1,810 sq ft** (168.2 sq m)

**HIGH QUALITY GROUND FLOOR  
'GRADE A' OFFICES**

**TO LET ON A NEW LEASE**

- Ground floor open plan accommodation with breakout/kitchen area
- Superb modern working environment with a high specification
- Full raised access flooring and comfort cooling
- 7 dedicated car parking spaces





## Description

Ground floor offices forming part of Sandy House which is a high quality, two storey office building offering a superb working environment with full access raised flooring, comfort cooling, 7 dedicated on-site car parking spaces are provided.

## Specification

- Ground floor accommodation comprising open plan accommodation with dedicated breakout/kitchen area.
- Comfort cooling
- Fully accessible raised access floors
- Male/female wc's
- 7 car parking spaces
- Fully managed and maintained estate landscaping



## Location

**Point 15 Office Park** is situated approximately one minute from Junction 15 of the M1 motorway and is approximately 10 minutes from Northampton Town Centre with dual carriageway access to all major routes to and from the town.

Occupying an almost equidistant location between London and Birmingham, ease of access to the M25, M40 and M6 motorways is offered, together with the A1 and A14 to the east. Four international airports are accessible within 1 hour 15 minutes, together with mainline railway services from both Northampton and Milton Keynes to London, 60 minutes and 45 minutes approximately respectively.

## Accommodation

	Sq ft	Sq m
Ground Floor	1,810	168.2

The floor areas are approximate



## Terms

The property is available on a new FRI lease at a rent of £35,000 per annum exclusive.

## Rates

Interested parties are advised to make their own enquiries of West Northamptonshire Council on 0300 126 7000.

## VAT

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

## Anti Money Laundering

In accordance with the Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002 TDB are supervised by HM. Any purchasers will be required to provide details on the purchasing/tenant entity along with ID documents and proof of address for the proposed beneficial owners. TDB will be able to confirm a specific list of requirements based on the proposed purchasing/tenant entity, this may include further documentation to evidence source of funds.

## Legal Costs

Both parties to pay their own legal costs in relation to any transaction.

## EPC

The property has an EPC rating of C-71. Certificate available upon request.

## Viewing

Viewing and further information via the sole agents:



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