



MIXED-USE LONG LEASEHOLD OPPORTUNITY

NORTHAMPTON GUILDHALL EXTENSION

ST GILES SQUARE | NORTHAMPTON | NN1 1DE



OPPORTUNITY HIGHLIGHTS

- Mixed use opportunity.
- Attractive courtyard.
- Suitable for a variety of uses (subject to planning).
- Centrally located.
- Currently used as office accommodation.
- Benefits from 52 underground parking spaces.
- In keeping with architectural heritage.

PROPOSAL

On behalf of West Northamptonshire Council, Vail Williams are instructed to dispose of Guildhall extension via informal tender.

Offers are invited for the long leasehold interest (new 250 year lease) and the property will benefit from vacant possession at the time of disposal.



LOCATION

THE GUILDHALL IN NORTHAMPTON IS CENTRALLY LOCATED IN THE HEART OF THE TOWN, MAKING IT AN IMPORTANT AND PROMINENT LANDMARK.

It sits on St. Giles' Street, to the east of St Giles Square, just a short walk from the main shopping area and Market Square. It's within walking distance of other important landmarks in Northampton, such as Northampton's main bus station. The area is easily accessible by foot, and the Northampton Railway Station is just a short distance away.

Northampton is England's second largest town with a population of 249,093 (2021 census) and is the strategic location for many national organisations as their central hub for business. Northampton has excellent rail and road communications, with hourly train services to London and road links to the M1 at Junctions 15, 15a & 16 and additionally to the A14 in the North.



ROAD

ROAD	Drive Time (Mins)	Distance (Miles)
M1 (J15)	9	4.1
Birmingham	60	54.3
Wolverhampton	80	66.5
London	120	67.0



AIRPORTS

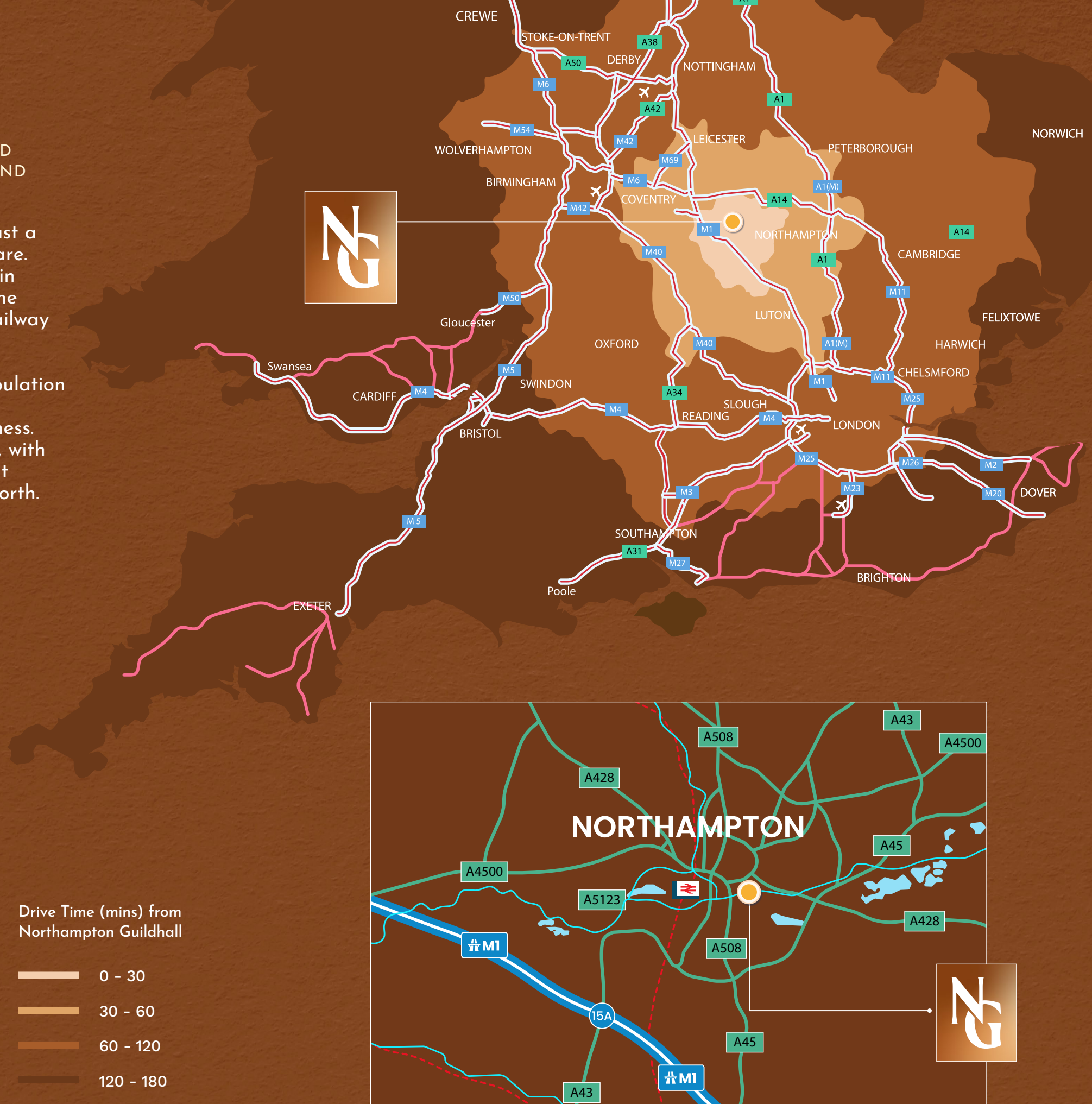
AIRPORTS	Drive Time (Mins)	Distance (Miles)
Birmingham	55	42.7
London Luton	45	38
London Heathrow	70	67.7
London Stansted	85	81



RAIL TERMINALS

RAIL TERMINALS	Travel Time (Mins)
Birmingham Station	60
Manchester Picadilly	120
London Euston	59

Drive Time (mins) from
Northampton Guildhall





LOCAL AMENITIES

● Restaurants & Eateries

- | | |
|-----------------------|-----------------------|
| 1. Prezzo | 11. Pizza Express |
| 2. Nandos | 12. Wig & pen |
| 3. Starbucks | 13. The Optimist |
| 4. The Chicken Shop | 14. 7 Bone Burger |
| 5. Greggs | 15. The Smoke Pitt |
| 6. Grand Café | 16. The Fish |
| 7. Mcdonalds | 17. Tokoso Sushi |
| 8. German Donar Kebab | 18. Saints Coffee |
| 9. Taco Bell | 19. Butterwick Bakery |
| 10. Turtle Bay | 20. Burger King |

○ Retail

- | | |
|----------------------|----------------------|
| 1. JD Sports | 11. Boots |
| 2. Tesco Express | 12. Halifax |
| 3. HSBC | 13. CeX |
| 4. EE | 14. Aldi |
| 5. Barclays | 15. Morrisons |
| 6. Holland & Barrett | 16. Grosvenor Centre |
| 7. Metro Bank | 17. Superdrug |
| 8. Vodafone | 18. H&M |
| 9. Phone Land | 19. Sports Direct |
| 10. Superdry | 20. Poundland |



The Site

The Guildhall extension is a highly architecturally sympathetic but modern addition to the historic Guildhall, which is very in keeping with the local architectural heritage around the historic centre of Northampton.

The extension features a large central courtyard with a wrap around 3 story office building. The building features large open plan office floorplates on the upper levels with raised access floors and suspended ceilings. The floor plans are liable to changes. There are partitioned offices, meeting rooms and break out spaces. There are feature windows that look into both the courtyard and out to the main streets surrounding the building.

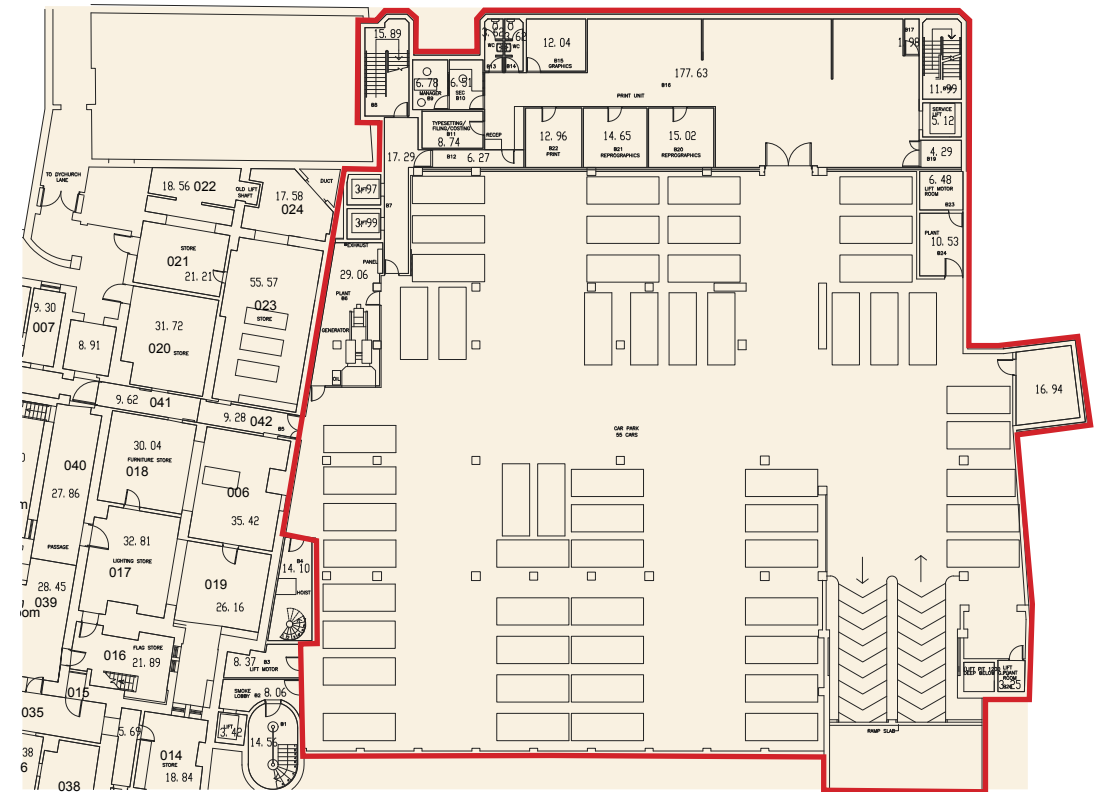
Due to the stature, size and location of the property, we consider the site to have a diverse range of potential uses. Such as a boutique hotel operator, an events venue, residential, restaurant, or office accommodation.



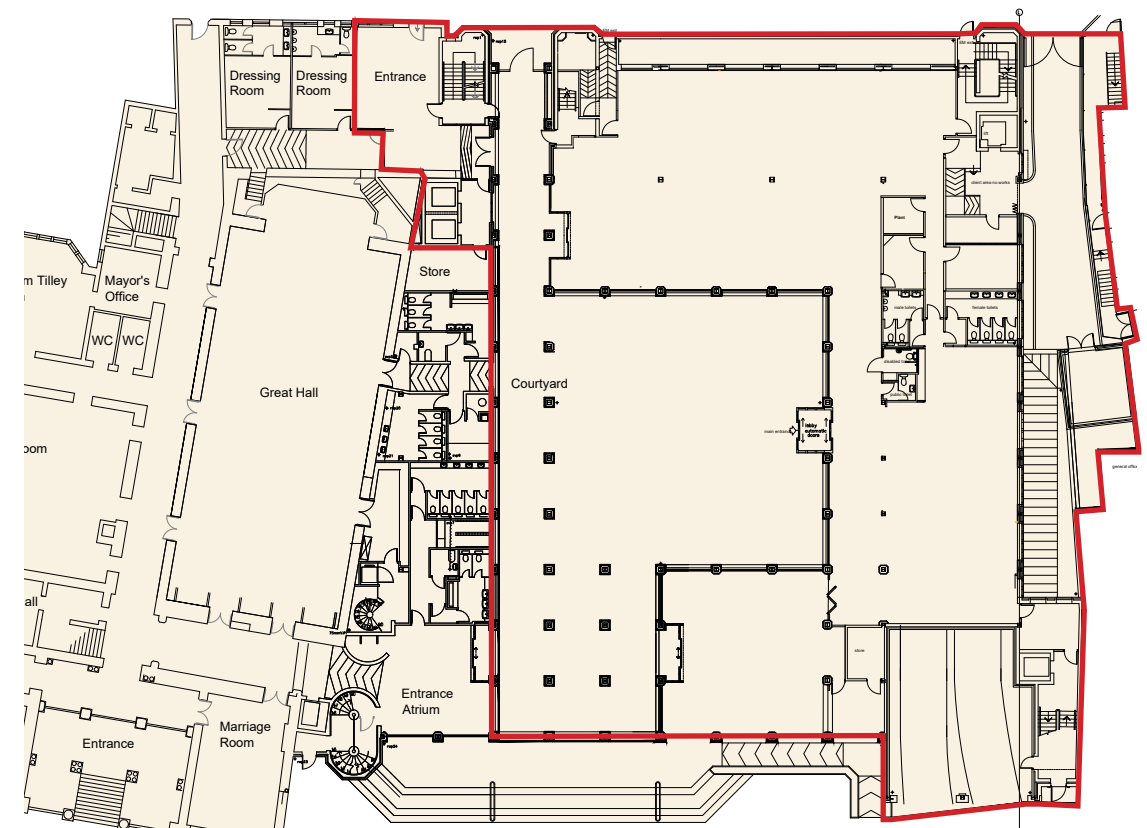
ACCOMMODATION

FLOOR	SQ M (GIA)	SQ FT (GIA)
Basement	332	3,574
Ground	1,433.29	15,428
Mezzanine	1,414.64	15,227
First	1,766.9	19,019
Second	1,899.3	20,444
Third	631.67	6,799.2
TOTAL	7,477.8	80,491.2

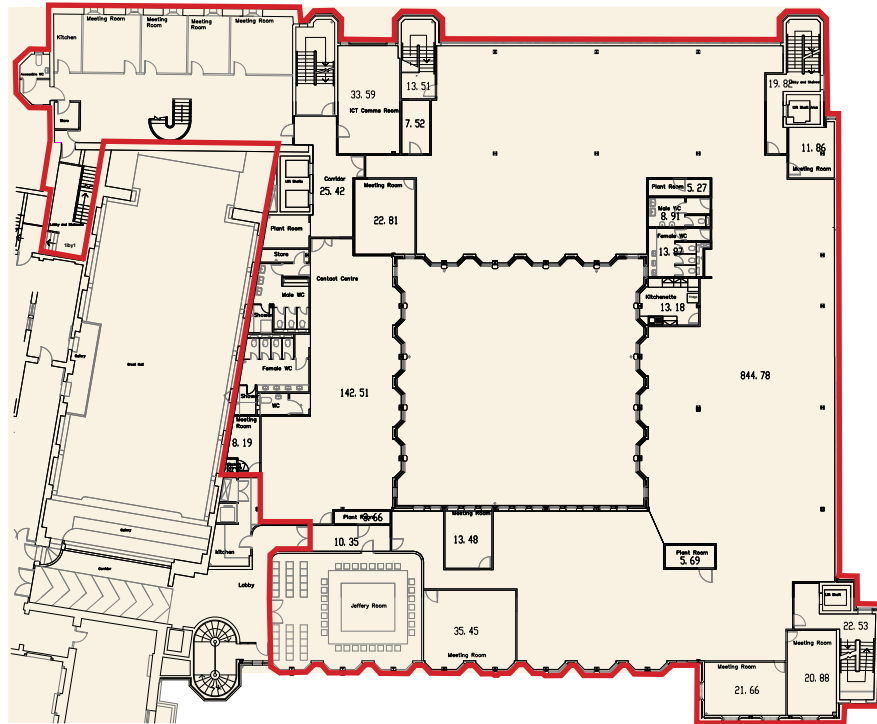
Basement



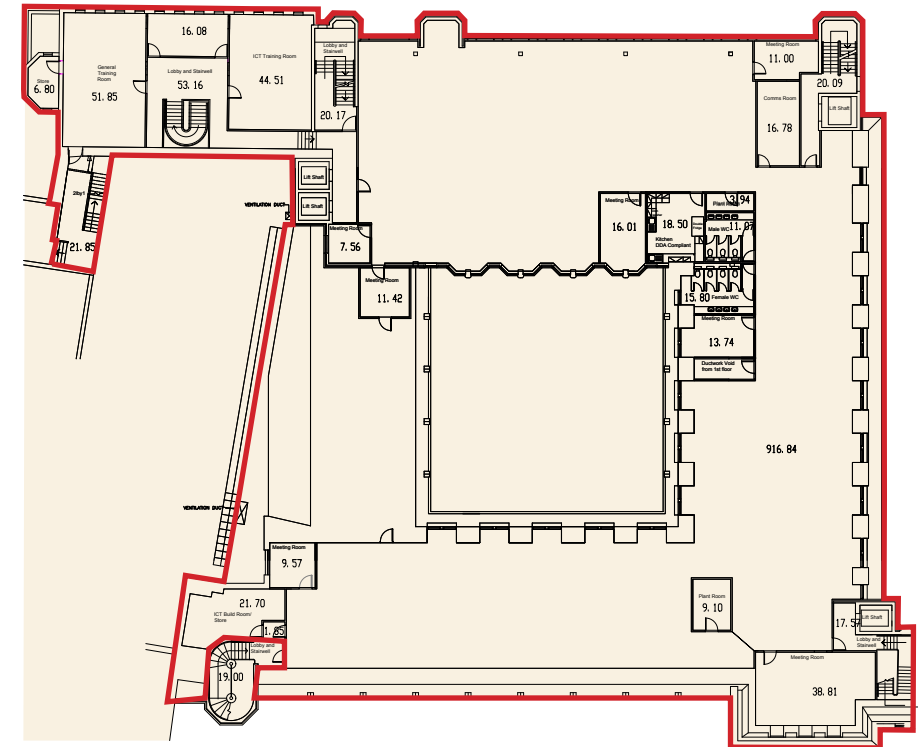
Ground Floor



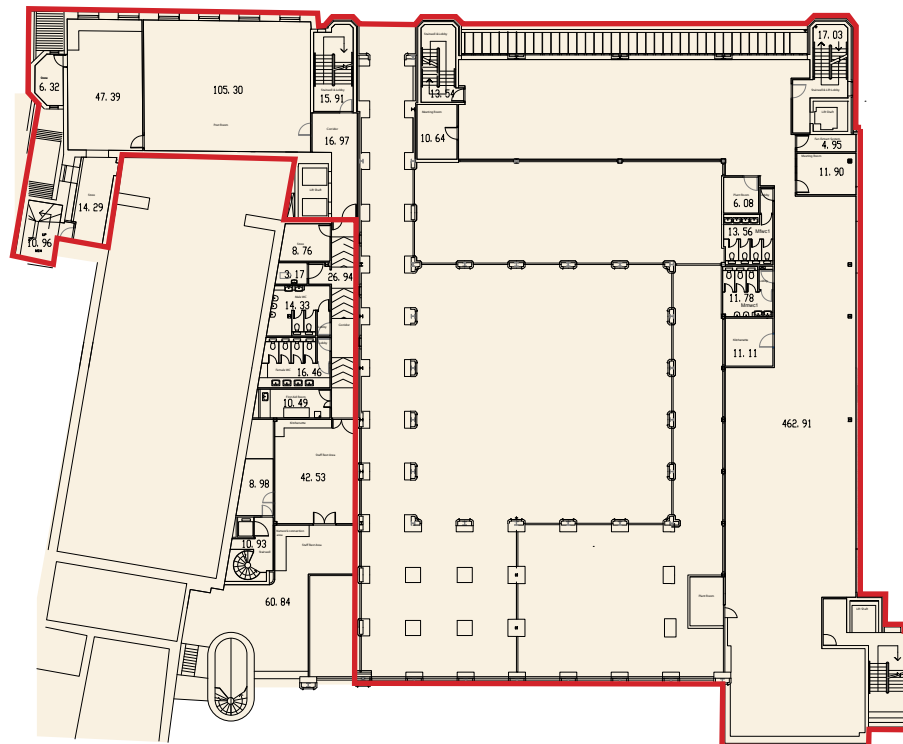
First Floor



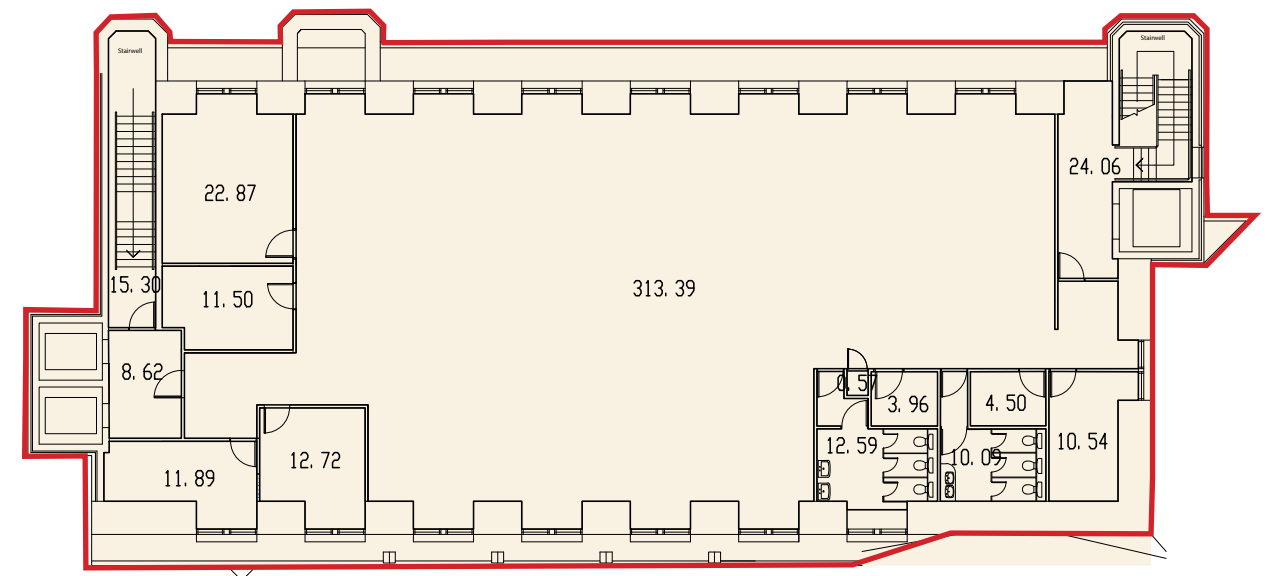
Second Floor



Mezzanine



Third Floor



FURTHER INFORMATION

DATA ROOM

For data room access please contact
Sole marketing Agents Vail Williams.

EPC

Available in the data room

FLOOR PLANS

Available in the data room.

VAT

Unless otherwise stated terms are strictly
exclusive of Value Added Tax and interested
parties must satisfy themselves as to the
incidence of this tax in the subject case.

AML

In accordance with Anti-Money Laundering
requirements, two forms of identification
will be required from the purchaser or
tenant and any beneficial owner together
with evidence/proof identifying the source
of funds being relied upon to complete the
transaction.

INSPECTIONS

Inspections are by appointment only
and can be arranged by contacting
a member of the Vail Williams team
below.

Matt Cureton

mcureton@vailwilliams.com
07786 735596

Joshua Laurence

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07442 087344

PROPOSAL

On behalf of West Northamptonshire
Council, Vail Williams are instructed to
dispose of Guildhall extension via informal
tender. Offers by way of long leasehold (new
250 year lease) and the property will benefit
from vacant with vacant possession at the
time of the disposal.



Vail Williams give notice that a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact; c. all properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated July 2025.

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Vail
Williams