



Unit 4

St. Lukes Centre, Main Road, Northampton, NN5 6JB

MODERN OFFICES WITH ON-SITE CAR PARK

479 sq ft
(44.50 sq m)

- Modern office
- 2 Allocated car parking spaces
- Well serviced locality
- No business rates for qualifying small businesses

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Summary

Available Size	479 sq ft
Rent	£8,600 per annum The rent is inclusive of service charge
Rates Payable	£5.05 per sq ft Qualifying small businesses may be eligible for 100% small business rates relief
Rateable Value	£4,850
Car Parking	2 Allocated car parking spaces
EPC Rating	Upon enquiry

Description

The office comprises of an open plan room

The office benefits from LED lighting, high speed internet connectivity and gas fired radiators.

There are 2 allocated car parking spaces for the office.

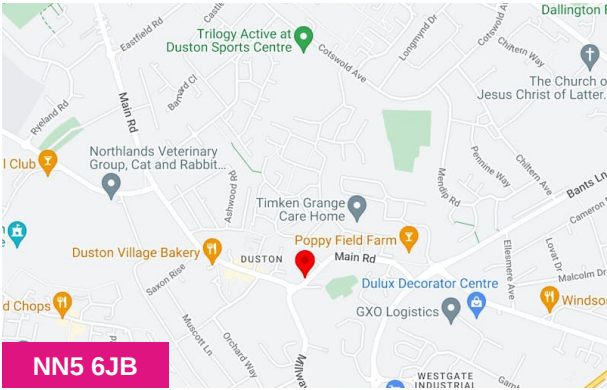
Location

Northampton is England's second largest town with a population of 222,500 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.

St Luke's Centre is located on Main Road in Old Duston, which is home to a variety of national and independent businesses, restaurants and public houses.

The property is located roughly a 2-minute drive to the A45 dual carriageway, providing quick access to J15a and J16 of the M1 motorway, which are roughly equidistant apart (3.2 miles c. 10-minute drive time)



Viewing & Further Information



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Generated on 01/10/2025