

## TO LET OFFICE SUITE

**1 GUILDHALL ROAD  
NORTHAMPTON  
NN1 1DP**

### LOCATION

The property is prominently located in Northampton town centre, opposite The Guildhall and amongst retail, leisure and service amenities.

### DESCRIPTION

A well presented first floor office suite with high ceilings providing accommodation in two rooms. Both rooms are separately lockable. Car Parking is available by arrangement.

### ACCOMMODATION

Total : 400 Sq Ft (37m<sup>2</sup>)

### TERMS

The suite is offered at £12,000 pa, Inclusive of gas and electricity, insurance, reception, broadband etc. on a flexible basis.

### RATES

Rates will be assessed on the suite upon completion

### SERVICES

Electricity, WC's, Kitchen

Utilities and service charge are to be paid by the tenant.



### VAT

The terms quoted are exclusive of any VAT that our clients may have a duty or choose to impose.

### COSTS

The preparation of the lease will be charged to the ingoing tenant.

### VIEWING

Strictly by prior appointment  
with the Sole Agent:

**STEPHEN CHOWN**  
[src@chowncommercial.co.uk](mailto:src@chowncommercial.co.uk)  
**HANNAH BUNTING**  
[hb@chowncommercial.co.uk](mailto:hb@chowncommercial.co.uk)

