

TO LET

MODERN OFFICE SUITE WITH 3 UNDER-COVER CAR SPACES

2,145 SQ.FT.

1 SAXON COURT
SAINT PETER'S GARDENS
MAREFAIR
NORTHAMPTON NN1 1SX



[Temporary image]

LOCATION

The property is located in an established office development constructed in 1990's St Peter's Gardens and sits adjacent to the town centre and offers easy access to Railway Station, the M1, M6 via the dual carriageway ring road and the A14 via the A43.

DESCRIPTION

A three-storey modern brick-built office premises under a pitched concrete tiled roof providing low maintenance accommodation. The premises provide well-fitted, fully carpeted office space incorporating suspended ceilings, recessed LED lighting and three-box perimeter trunking. WC's & Kitchenette are provided on the half-landings. Heating is by gas fired boiler to radiators. Adjacent to the building is under-croft allocated parking space for 3 cars.

ACCOMMODATION

Ground, 1st & 2nd floor: 2,145 Sq. Ft. (199.4 m²)

TERMS

A new lease for a term to be agreed. RENT: £22,000 pax

Rateable Value: £11,250

SERVICE CHARGE

Tenant to contribute to the Saint Peters Gardens Service Charge covering shared external area costs

SERVICES

Electricity, Gas, Water and Drainage

VAT

VAT will be charged upon the price

COSTS

Each party to bear their own costs in the transaction.

VIEWING

Strictly by prior appointment
with the Sole Agent:

Chown Commercial
STEPHEN CHOWN
src@chowncommercial.co.uk

