

TO LET

B1 OFFICE SUITE With Car Parking

THE GATELODGE BRACKMILLS NORTHAMPTON NN4 7PL

LOCATION

The premises are located on the town's most prestigious industrial estate only 3 miles from Northampton town centre, with easy access to the ring-road and motorway network beyond.

DESCRIPTION

The property offers office space on one floor with kitchen and WC's available on the same floor etc. There is a car park with allocated private car spaces.

ACCOMMODATION

First Floor: 133.08 m2
Total (1,432 Sq.Ft.)

AMENITIES

Fully carpeted. Suspended ceilings with recessed lighting. Feature lighting, Access to balcony. Heating via gas rad central heating. Well decorated and presented.

TERMS

The premises are offered To Let on a flexible lease at a rent of £14,500 per annum exclusive

EPC An EPC has been commissioned and is available upon request



VAT

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

RATES

Rates have not been separately assessed for the suite, but we would anticipate the small business relief will be applicable if the occupier is eligible.

SERVICES

Electricity, Gas, WC's, Kitchen

COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by prior appointment with the Sole Agent:

STEPHEN CHOWN

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