

TO LET

B1 OFFICE BUILDING With Car Parking

**10a CHEYNE WALK
NORTHAMPTON
NN1 5PT**



LOCATION

The premises are located in the heart of Northampton town centre, close to the Northampton General Hospital, The University of Northampton Becketts Park. There is easy access to the ring-road and motorway network beyond.

DESCRIPTION

The property offers well-presented ground floor office space with kitchen and WC's. There is heating via electric radiator, intercom system, security alarm, a security gate and 2 private car parking spaces to the rear.

ACCOMMODATION

Total 91.06m² (980 Sq.Ft.)

TERMS

The premises are offered To Let on a new lease at a rent of £12,000 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, 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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