

FOR SALE

B1 OFFICE BUILDING With Car Parking

**11 CHEYNE WALK
NORTHAMPTON
NN1 5PT**

LOCATION

The premises are located in one of the most prominent and highly visible positions in Northampton town centre, with access from the inner ring-road. Local occupiers include IO Accountants, 78 Derngate, the Mackintosh Museum, Northampton General Hospital and The University of Northampton.

DESCRIPTION

The property offers office space on 3 floors with kitchens and WC's available on each floor etc. There is a car park to the rear with 7 private car spaces.

ACCOMMODATION

Ground floor offices		838 Sq ft
Ground floor storage		80 Sq ft
First floor offices		915 Sq ft
Second floor offices		812 Sq ft
Basement storage		573 Sq ft
Total offices	238.28 Sq m	2562 Sq ft
Total Stores		653 Sq ft

TERMS

The freehold interest in the premises is offered for sale at a guide price of £450,000

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

Rateable Value: £22,500

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

src@chowncommercial.co.uk

www.chowncommercial.co.uk



