

## TO LET

**B1 OFFICE BUILDING**  
(3,235 Sq.Ft.)  
**13-15 HAZELWOOD ROAD**  
**NORTHAMPTON**  
**NN1 1LG**

### LOCATION

The premises are located in the heart of Northampton town centre, close to the inner ring-road. Local occupiers include Max Engel Solicitors, The Royal & Derngate, 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.

### ACCOMMODATION

Ground Floor:	134.9m <sup>2</sup>	
First Floor:	98.15 m <sup>2</sup>	plus 5.8 Store
Second Floor:	67.58m <sup>2</sup>	
Total	300.63	(3,235 Sq.Ft.)

### TERMS

The freehold interest in the premises is offered for sale at a guide price of £350,000

**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: £18,000

### 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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[www.chowncommercial.co.uk](http://www.chowncommercial.co.uk)



