

TO LET

**FIRST & SECOND FLOOR OFFICE SUITE
13 MARKET SQUARE
NORTHAMPTON
NN3 2DL**

LOCATION

The property is located prominently overlooking the Market Square in the heart of Northampton town centre. Northampton offers a full range of retail, banking and leisure facilities and access to the motorway network via junctions 15, 15A and 16 of the M1 Motorway via the outer ring road. Northampton has good rail links with London (Euston) and Birmingham (New Street) both just over 1 hour's journey time away.

DESCRIPTION

The first and second floors within a terraced block. There is a mix of national and local retailers, offices and leisure amenities close by.

First floor:	37.36m2	(402 sq ft)
Kitchen & WC		
Second floor:	49.67m2	(535 sq ft)
TOTAL	87m2	(936 Sq.Ft.)

TERMS

The premises are offered on a new, flexible lease at an initial rent of £8,500 per annum.

RATES

VOA Website 2017 Assessment: £3,350



EPC

An EPC is available on request.

PLANNING

Class E – offices, retail showroom, former A2 etc

VAT

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

VIEWING

Strictly by prior appointment
with the Sole Agent:

CHOWN COMMERCIAL

STEPHEN CHOWN
src@chowncommercial.co.uk

