

TO LET

FULLY REFURBISHED B1 / A2 OFFICE BUILDING With Car Parking

**18 YORK ROAD
NORTHAMPTON
NN1 5QG**

LOCATION

The premises are prominently located in Northampton town centre, with access from the inner ring-road. Local occupiers include BBC Radio Northampton, Steffan's Jewellers and Cottons Accountants.

DESCRIPTION

The property has undergone a full refurbishment program over the past few years and now benefits from feature lighting, air conditioning, new doors throughout, new uPVC double glazing, quality kitchen etc. There is a patio break out area to the rear and 9 private car spaces.

ACCOMMODATION

Ground floor offices:	377 Sq. ft (35m ²)
First floor offices:	317 Sq.Ft. (29.5m ²)
Second floor offices:	337 Sq.Ft. (31.3 m ²)
Basement offices:	262 Sq.Ft. (24.3 m ²)
	1,293 Sq.Ft. (120.15 m ²)

TERMS

The premises are offered on a flexible lease at £16,500pa.
Terms to be agreed.

VAT

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



RATES

Rateable Value: £10,500

SERVICES

Electricity, WC's, Kitchen
Utilities are to be paid by the tenant.

COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by prior appointment
with the Sole Agent:

STEPHEN CHOWN

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