

## TO LET

### CENTRAL OFFICE BUILDING WITH PARKING

Rent: 15,000 pa exclusive

25 YORK ROAD  
NORTHAMPTON. NN1 5QG

#### LOCATION

The property stands prominently on the town centre inner ring road within easy reach of town centre retail, banking and leisure facilities.

#### DESCRIPTION

A three-storey office building over lower ground floor with highly visible front display window gas radiator heating feature lighting, w.c. and kitchen facilities. 4 car spaces in rear car park adjacent.

#### ACCOMMODATION

Ground floor 35.95m<sup>2</sup> 387 Sq.Ft.

First floor 36.51m<sup>2</sup> 393 Sq.Ft.

Second floor 38.37m<sup>2</sup> 413 Sq.Ft.

Basement 34.47m<sup>2</sup> 371 Sq.Ft.

TOTAL 145.30m<sup>2</sup> 1,564 Sq.Ft.

#### TERMS

The building is offered To Let at £15,000 pa on a flexible lease.

#### RATES

The R.V. is £10,500

The building is expected to attract Small Business Rates Relief.



#### SERVICES

Electricity, Gas, Water and Drainage

Utilities and service charge are to be paid by the tenant.

#### VAT

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

#### EPC

An EPC has been commissioned and is available to view by request.

#### COSTS

The preparation of the lease will be charged to the incoming tenant.

#### VIEWING

Strictly by prior appointment  
with the Sole Agent:



**STEPHEN CHOWN**

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