

FOR SALE

HIGHLY VISIBLE OFFICE BUILDING

**37 HARBOROUGH ROAD
KINGSTHORPE
NORTHAMPTON NN2 7BB**

LOCATION

The property is located in a highly visible location fronting Harborough Road directly opposite Kingsthorpe Shopping Centre. The property is 2.5 miles to the north of the town with access to the M1, M6 via the dual carriageway ring road and the A14 via the A43.

DESCRIPTION

The property comprises a semi-detached, two storey office building with car parking on site for 6 cars. The property has intruder/fire alarms. Amenities include electric heating, suspended ceilings with integral recessed Cat II LED lighting, double glazing, carpeting and disabled WC facilities.

ACCOMMODATION

Ground floor offices inc. kitchen & reception	121.4m ²
First floor offices	61.2m ²
Total:	182.6 m² (1,965 Sq.Ft.)



TERMS

The building is offered For Sale at a Guide Price of £325,000

RATES

Rateable Value: £18,000 from 1st April 2023.

EPC

EPC is available upon request.

VAT

VAT will be payable on the price.

COSTS

Each party to bear their own costs.

VIEWING

By prior appointment with the sole agent:

Stephen Chown

Tel: 01604 604050

E-mail: src@chowncommercial.co.uk

