

## TO LET

Town Centre Offices with Parking  
776 Sq.Ft.

**4 Hazelwood Road  
Northampton  
NN1 1LG**



### LOCATION

The property is located in Northampton town centre with access to all retail, social and business amenities close by. Access to the major road network is via the A45 dual carriageway to the M1 and A14. The railway and Bus Station are within walking distance.

### DESCRIPTION

Two floors within a terraced office building. Amenities include carpeting, double glazing, window security, heating, kitchen with sink and wall and base units plus extract fan. WC's. On-site car parking for 3 cars.

### ACCOMMODATION

First floor: 36.66m<sup>2</sup> plus 3m<sup>2</sup> kitchen  
Second floor: 35.5m<sup>2</sup>  
**Total: 72.16m<sup>2</sup> (776 Sq.Ft.) plus kitchen**

### TERMS

The space is offered to let on a new Internal Repairing and Insuring lease at £8,000 per annum exclusive

### RATES

There are several Rateable Values for the vacant accommodation. We would anticipate a Tenant will benefit from small business rates relief and pay zero rates

### VAT

The terms quoted are exclusive of any VAT.

### COSTS

Each party to pay their own costs

### VIEWING

Strictly by prior appointment with Sole Agent:

#### **Chown Commercial**

Stephen Chown  
Tel: 01604 604050

E-mail: [src@chowncommercial.co.uk](mailto:src@chowncommercial.co.uk)

Hannah Bunting  
Tel: 01604 604050

E-mail: [hb@chowncommercial.co.uk](mailto:hb@chowncommercial.co.uk)

