

## TO LET

### LOWER GROUND FLOOR OFFICE SUITE

Rent: £7,000 pa

**51 BILLING ROAD  
NORTHAMPTON  
NN1 5DB**

#### LOCATION

The property is situated along the Billing Road, near Northampton General Hospital.

#### DESCRIPTION

The office suite is on the lower ground floor of the property and benefits from electricity, gas, water and drainage. There is a right to park one car in the rear yard of the property if there is space available.

Office Area                      648 Sq. Ft (60.20 m<sup>2</sup>)

#### TENURE

The lower ground floor office accommodation is available to let. Rent: £7,000 per annum exclusive.

#### TERMS

We are instructed to seek offers subject to contract, for the leasehold interest of the vacant office accommodation.

#### RATES

VOA Website 2017 Assessment  
Rateable Value                      £2,350



#### EPC

An EPC has been commissioned and is available upon request.

#### COSTS

Each party to bear their own legal costs

#### VAT

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

#### VIEWING

Viewing strictly by prior appointment with the sole agent:

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