

FOR SALE

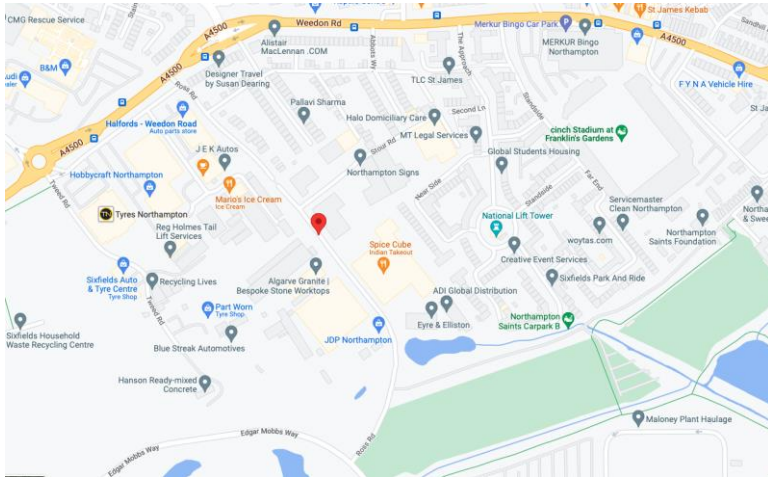
Guide price: £215,000

OFFICE BUILDING WITH PARKING

**6 Ross Road
Northampton
NN5 5AX**

LOCATION

The property is situated just west of Northampton on a popular trading estate with easy access to the M1 via the A45 and A43.



TERMS

The unencumbered freehold is offered at a guide price of £215,000 plus vat if applicable.

RATES

Rateable Value: £9,600 from April 2017

SERVICES

All mains services are connected.

VAT

VAT is not payable on the price.

COSTS

Each party will bear their own legal costs incurred in connection with this transaction.

VIEWING

Strictly by prior appointment with the Sole Agent:

DESCRIPTION

A 2-storey office providing well-lit accommodation with fire and security alarms, air-conditioned server room and LED lighting. On-site parking for 6 cars.

ACCOMMODATION

Ground floor	70 m2 (753 Sq.Ft.)
First floor	87 m2 (937 Sq.Ft.)

Total: c. 1690 sq ft. (157 m2)

EPC: EPC Available upon request

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