

## TO LET

### PROMINENT HIGH QUALITY OFFICES

**FRANCIS CRICK HOUSE  
SUMMERHOUSE ROAD  
MOULTON PARK  
NORTHAMPTON NN3 6LF**

#### LOCATION

The property is prominently located in a modern pavilion style office development fronting Red House Road and Summerhouse Road, one of Northampton's premier office locations. The property is 4 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

Francis Crick House offers 3 floors of high-quality office space with amenities including air conditioning, suspended ceilings with integral recessed Cat II lighting, full raised access floors and trunking boxes, double glazing, carpeting and disabled WC facilities.

#### ACCOMMODATION

Each floor comprises the following:

Suite A:	521.79m2	(5,616 Sq.Ft.)
Suite B:	267.55 m2	(2,879 Sq.Ft.)
Suite C:	435.00 m2	(4,682 Sq.Ft.)
Sub-total per floor	1,224 m2	(13,178 Sq.Ft.)
Total Floor Area:	<b>2,884m2</b>	(26,356 Sq. ft)

Allocated car parking for c. 76 cars (with potential for overflow)

#### TERMS

The building is offered on a new, full repairing and insuring lease on terms to be agreed at a rent of £15 per Sq.Ft. per annum

#### SERVICE CHARGE

c.£10 psf including electricity



#### RATES

Rateable Value: £312,500

#### EPC

EPC is available upon request.

#### VAT

VAT will be payable on the rent or price

#### COSTS

Each party to bear their own costs.

#### VIEWING

By prior appointment with the sole agents:

Stephen Chown

Tel: 01604 604050

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

