

TO LET

PROMINENT AND HIGHLY VISIBLE OFFICE/RETAIL

**2 St.Giles Square
Northampton
NN1 1DA**

LOCATION

The property is located on the north side of St Giles Square with a southerly aspect, close to the heart of the town centre. From here there is easy access to Northampton's main road network and the M1 motorway at junction 15, as well as being within easy walking distance of all the usual services and facilities in the Town Centre.

DESCRIPTION

The accommodation comprises a Grade 2 listed office/retail property with gabled frontage in the Flemish Renaissance style under a slate roof. There are well presented offices on 4 floors and tidy WCs and kitchen.

ACCOMMODATION

Ground floor:	79m ²
First floor:	41.36m ²
Second floor:	29.04m ²
Third floor:	22.2m ²
TOTAL:	171.6m² (1846Sq.Ft.)
Plus basement storage	195m ² (317 Sq.Ft.)

TERMS

The property is offered to let on a new lease at a rent of £35,000 per annum exclusive

RATES

Rateable Value: £14,250

EPC: C-Rating



SERVICES

We understand that all mains services are available to the building including single phase electricity, water, drainage and gas

VAT

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

COSTS

Each party to bear their own costs in the transaction.

VIEWING

Strictly by prior appointment
with the Sole Agent:

STEPHEN CHOWN
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