

TO LET

HIGH QUALITY OFFICE SUITE

**REGENTS PAVILION
SUMMERHOUSE ROAD
MOULTON PARK
NORTHAMPTON NN3 6BJ**

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

Regents Pavilion offers a self-contained ground-floor high-quality office suite with amenities including air conditioning, suspended ceilings with integral recessed LED lighting, full raised access floors and trunking boxes, double glazing, carpeting, disabled WC facilities, kitchen/break-out room and some fitted glass partitioning. Separate electricity metering.

ACCOMMODATION

Ground floor suite: 2,176 Sq.Ft. (202.15 m Sq.)

Comprising open plan plus 3 x cellular offices / meeting rooms and kitchen/mess room.

Allocated car parking: 10 allocated car parking spaces.

There is a bookable meeting suite available by arrangement.

TERMS

The accommodation is offered on new, full repairing and insuring leases on terms to be agreed at a rent of £32,000 per annum

SERVICE CHARGE

A service charge will be collected for shared services.



RATES

Rateable Value: £28,250

EPC

EPC is available upon request.

VAT

VAT will be payable on the rent

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

