

## TO LET

**PERIOD OFFICE BUILDING  
(WITH LANDSCAPED GROUNDS AND PARKING)**



**THE PRIORY, ORCHARD HILL, LITTLE BILLING,  
NORTHAMPTON, NN3 9AG**

**RENT: £45,000 PER ANNUM EXCLUSIVE**

- Extensive site comprising two storey Grade 2 listed offices & ground floor modern extension
- Ample on-site parking
- Easy access from A45

# THE PRIORY, ORCHARD HILL, NORTHAMPTON, NN3 9AG

## Location

Northampton is a well-established, commercial centre, c.68 miles north of Central London, 55 miles to the south-east of Birmingham and 14 miles to the north of Milton Keynes.

Orchard Hill lies c.3 miles east of the town centre on the outskirts of Little Billing village.

## Description

The property comprises a two storey Grade 2 listed office building with single storey extension. There is ample parking within landscaped grounds.

Heating and cooling are via air conditioning.

## Accommodation

Ground floor offices: 141.31 m<sup>2</sup> (1520 Sq.Ft.)

First floor offices: 63.87m<sup>2</sup> (687 Sq.Ft.)

Ground floor store: 11.37m<sup>2</sup> (122 Sq.Ft.)

First floor kitchen: 10.51m<sup>2</sup> (113 Sq.Ft.)

TOTAL: 227.06m (2444 Sq.Ft.)

## Services

We are advised that all mains services are connected or available to the premises.

## Terms

The premises are to let on a new lease at a rent of £45,000 per annum exclusive

## Rates

Rateable Value: £27,750



Photo shows temporary scaffolding on gable end wall

## EPC

EPC Rating D (79)

Valid to May 2034

## Legal Costs

Each party is to be responsible for its own legal costs

## Viewing and Further Information

Viewing strictly by prior appointment with  
**the joint sole agent Chown Commercial:**

**Stephen Chown**

Chown Commercial

Tel: 01604 604050

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

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