

PRELIMINARY PARTICULARS

**BRITANNIA HOUSE, RUSHMILLS,
NORTHAMPTON, NN4 7YB**



- **Approximately 19,111 sq ft**
 - **82 car spaces**
- **Excellent specification to include air conditioning**
 - **New 10 year FRI lease at £305,000 pax**

AVAILABLE IMMEDIATELY



LOCATION

The property is located in an attractive riverside setting in a mature landscaped environment, approximately 1 mile east of Northampton town centre and 3 miles from junction 15 of the M1.

Rushmills forms part of the successful Lakes development with a number of major office occupiers close by.

Northampton lies approximately 69 miles north west of London and 55 miles south east of Birmingham. The town is well connected not only by road but with excellent rail communications with the rest of the UK from Northampton. Regular trains to both London and Birmingham take approximately 1 hour.

DESCRIPTION

A detached office building of frame construction clad in brick under a tiled roof with a three storey glazed atrium, standing in a self contained site with river frontage.

SPECIFICATION

The property benefits from:

- Air conditioning
- 10 person passenger lift
- Double glazed aluminium powder coated windows
- 100 mm fully accessed raised floors
- Suspended ceiling and integral lighting
- Large floor plates – approx 6,400 sq ft per floor
- WC and kitchen areas on each floor
- The property is on a site of approx 1.11 acres with 82 demised car parking spaces

ACCOMMODATION

We understand the building provides the following net internal floor areas:

Ground Floor	6,469 sq ft
First Floor	6,321 sq ft
Second Floor	6,321 sq ft
Total	19,111 sq ft

TERMS

Full repairing and insuring terms for a period of 10 years without a break and subject to an upwards review at the end of the 5th year. Commencing rent £305,000 pax.

N.b. There will be a small service charge to cover shared costs of the estate.

SERVICES

We understand all main services are connected or available however these have not been tested.

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RATES

We understand from the Valuation Office that the property has a Rateable Value of £156,000.

PLANNING

We understand the property benefits from a B1a consent however interested parties are invited to make their own investigations; please contact Northampton Borough Council on 01604 837837.

VAT

All figures quoted are exclusive of VAT that the Landlord may have a duty or choose to impose.

EPC RATING

F 150

VIEWING

Strictly via appointment through the sole agents:

**BEN COLEMAN
BEN COLEMAN ASSOCIATES
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If there is any matter which is of particular interest to you, or if you wish to make an appointment to view, please contact our offices prior to undertaking travel.

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