

ELECTUS

NORTHAMPTON BUSINESS PARK

www.electus900.com

TO LET: HIGH QUALITY OFFICES

4,006 - 39,014 sq ft

195 CAR SPACES





ELECTUS

Electus is situated on Northampton Business Park, a 54 acre development of prime offices just two miles south east of Northampton town centre and rail station. The A45 and A508 provide a dual carriageway route to junction 15 of the M1 motorway approximately three miles due south.

The property has recently been substantially upgraded and in particular benefits from a stunning reception area. Our clients can provide an extremely competitive rental and service charge package – terms on application.

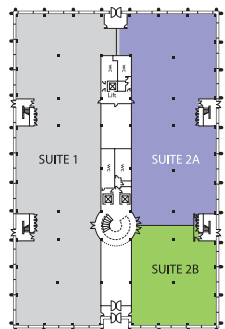
Fully managed to extremely high standards with on-site security and external CCTV coverage.

Electus also benefits from local amenities including the Collingtree and Delapre golf courses. There are also a number of hotels serving local businesses including Marriott, Hilton and Campanile.

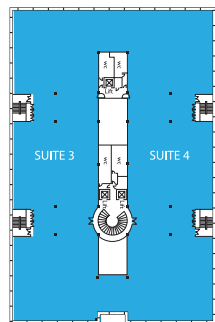
- Landscaped Business Park environment
- Generous car parking
- External CCTV coverage
- Existing occupiers on the Park include: Barclaycard, IPSL, Ricoh, Regus and VSG.



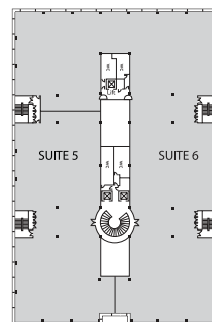
FLOOR PLANS



Ground Floor



First Floor



Second Floor

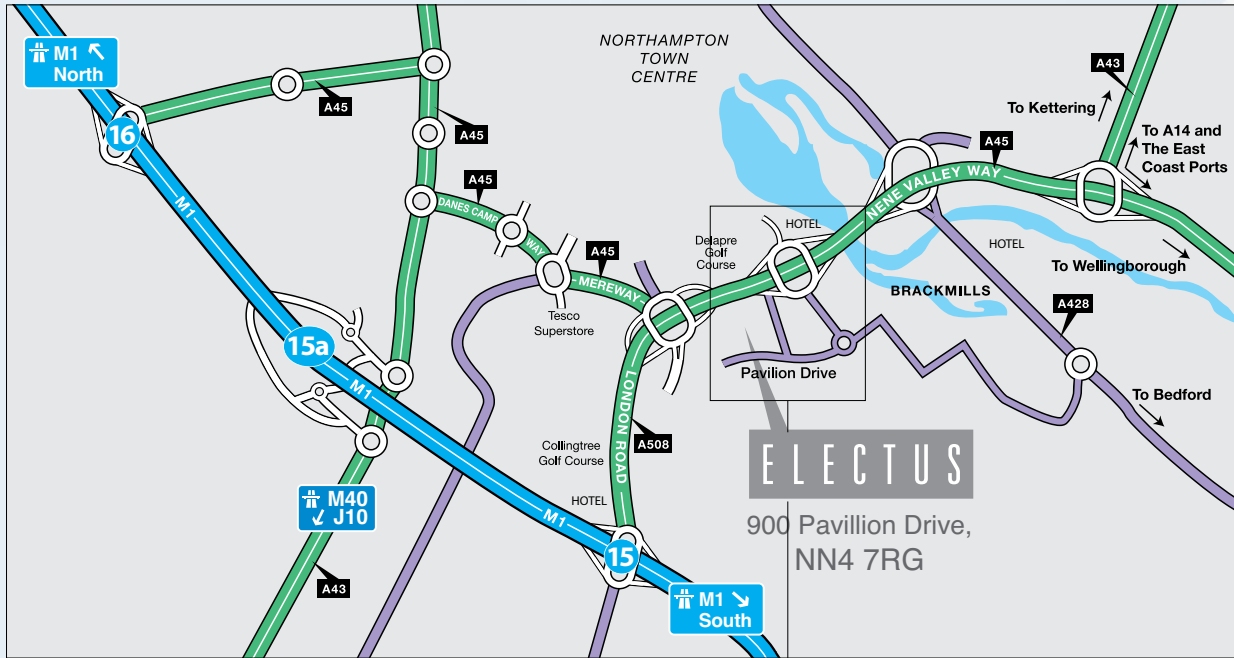
AVAILABILITY

second floor	Suite 6	ALD Automotive	
	Suite 5	Online Direct Ltd	
first floor	Suite 4	26,200 sq ft (2,434 sq m)	134 car spaces
	Suite 3		
ground floor	Suite 2A	8,808 sq ft (818 sq m)	41 car spaces
	Suite 2B	4,006 sq ft (372 sq m)	20 car spaces
	Suite 1	FCC Environment	

SPECIFICATION

- VAV air conditioning
- Raised floors and suspended ceilings
- Recessed lighting
- 2 passenger lifts
- Male & female toilets on each floor
- External CCTV
- Landscaped grounds
- Car parking 1:200 sq ft

WHERE TO FIND US:



NORTHAMPTON BUSINESS PARK:



ALL ENQUIRIES TO THE SOLE AGENT:

Ben Coleman

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www.bencolemanassociates.co.uk



CODE OF PRACTICE FOR COMMERCIAL LEASES: The Landlord has regard to the recommendations of the voluntary Code of Practice for Commercial Leases in England and Wales. If you are professionally advised, you should ask your adviser for a copy. Alternatively, the document can be found at www.commercialleasecodeew.co.uk or obtained from the Royal Institution of Chartered Surveyors, telephone 020 7334 3806.

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