

**SUITE 101 SOL HOUSE ST KATHERINE'S STREET
NORTHAMPTON NN1 2QZ**



- High quality town centre space
- Excellent specification to include air conditioning, double glazing, perimeter trunking and carpeting
 - Approx 1,712 sq ft (159 sq m)
- Recently upgraded to include a new reception area and complete overhaul of services

Available to let on a flexible full repairing and insuring lease at a commencing rent of £23,150 pax



LOCATION

Sol House is located on the western edge of the town centre fronting Horsemarket, part of the inner ring road, opposite Sol Central which includes a range of bars, restaurants a cinema, hotel as well as a multi storey car park. The town centre, bus and train stations are all within close proximity.

DESCRIPTION

The property comprises a five-storey building with access from St Katherine's Street.

Suite 101 is on the First Floor and comprises approx 1,712 sq ft (159 sq m). The suite benefits from an excellent specification with carpeting, double glazing, perimeter trunking and air conditioning. There is also a staffed reception.

SERVICES

We understand all mains services are available at the property, however, these have not been tested.

EPC

We understand the property has an EPC Rating of E-125

RATES

We understand from the Valuation Office that the property has a Rateable Value of £11,836 however, all interested parties should liaise with the appropriate Rating Authority – Northampton Borough Council, telephone 01604 837837.

TERMS

The property is available by way of a flexible full repairing and insuring lease for a term to be agreed. The commencing rental will be £23,150 pax.

SERVICE CHARGE

A Service Charge is payable for the maintenance and upkeep of the building, shared services and a reception facility and we understand this is projected to be c £7.36 per sq ft per annum for 2017.

LEGAL COSTS

Each party to be responsible for their respective legal costs.

VAT

All figures quoted are exclusive of VAT.

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VIEWING

For viewing and further information please contact the sole agent:

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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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