

SUITE 402 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

Staffed reception

Approx 1,520 sq ft

Available to let on a flexible full repairing and insuring lease at a commencing rent of £20,800 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 402 is on the Fourth Floor and comprises approx 1,520 sq ft. 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

Currently awaiting re-assessment.

## TERMS

The property is available by way of a full repairing and insuring lease for a term to be agreed. The commencing rental will be £20,800 pax.

## SERVICE CHARGE

A Service Charge is payable for the maintenance and upkeep of the building, shared services and a reception facility.

## LEGAL COSTS

Each party to be responsible for their respective legal costs.

## VAT

All figures quoted are exclusive of VAT.

## 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