

## **PRELIMINARY PARTICULARS**

**QUALITY OFFICES TO LET  
32/34 QUEENSBRIDGE  
THE LAKES  
BEDFORD ROAD  
NORTHAMPTON  
NN4 7BF**



- **APPROX 3652 SQ FT**
- **16 CAR SPACES**
- **EXCELLENT SPECIFICATION TO INCLUDE COMFORT COOLING AND RAISED FLOORS**
- **MONITORED CCTV**
- **WELL MAINTAINED MATURE LANDSCAPING**
- **AVAILABLE BY WAY OF A NEW 10 YEAR FULL REPAIRING AND INSURING LEASE**
- **RENT £73,040 PER ANNUM**

## LOCATION

The property occupies a prominent position fronting Bedford Road and is one of the largest buildings at Queensbridge which forms part of the popular Lakes office development. The offices benefit from an excellent location being 1 mile east of Northampton town centre and 4 miles from Junction 15 of the M1. Nearby amenities include the Britannia Pub as well as the Holiday Inn, both within short walking distances.

## DESCRIPTION

A modern detached two-storey quality office with an excellent specification to include:

- Comfort cooling
- Raised floors
- Kitchens with integral fridge and dishwasher
- Suspended ceilings
- Fully fitted WCs
- Recessed lighting
- Excellent car parking ratio

## ACCOMMODATION

The property comprises the following:

Office 32	1,826 sq ft
Office 34	1,826 sq ft
<b>Total</b>	<b>3,652 sq ft</b>

16 on site car spaces

## EPC RATING

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## SERVICES

We understand all mains services are connected to the property however these have not been tested.

## RATES

We understand the property has a Rateable Value of £33,500.

## TERMS

The property is available to let on a new 10 year full repairing and insuring lease at a rent of £73,040 per annum payable quarterly.

## LEGAL COSTS

Each party to be responsible for their respective legal costs.

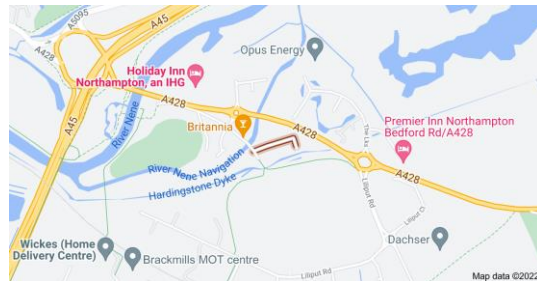
Before lawyers are formally instructed the client will require a non-refundable deposit of £2,000 plus VAT to cover abortive costs; this will be deducted from the first quarters rent following completion.

## VAT

All figures quoted are exclusive of VAT.

## SERVICE CHARGE

There is a small service charge levied to cover the costs of inter alia CCTV and landscape maintenance. We understand this is currently approximately £0.46 per sq ft per annum.



## VIEWING

For viewing and further information please contact the sole agent:

### Ben Coleman BSc FRICS

ben@bencolemanassociates.co.uk



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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