

**PROMINENT ATTRACTIVE GRADE II LISTED TOWN CENTRE
OFFICE BUILDING WITH PARKING
44 DERNGATE NORTHAMPTON NN1 1UH**



- Town Centre location
- Approximately 6,295 sq ft (including storage)
 - Parking for 8-10 cars
 - Available now

**TO LET ON A NEW 10 YEAR FULL REPAIRING AND INSURING
LEASE AT A RENT OF £75,000 PAX**



LOCATION

The property is prominently located in Northampton town centre close to all amenities. Northampton is currently undergoing a substantial regeneration with the new bus station, the £20M railway station, the Waterside Enterprise Zone, the relocation of the University of Northampton to a £300M Waterside Campus a short distance from the town centre and Project Angel – the new County Council HQ, and the Northampton Cultural Quarter all contributing to a new invigorated centre.

DESCRIPTION

An attractive Grade II Listed period building on four floors . The property was for many years occupied by Northampton School for Girls and since 2001 it was the regional base for English Heritage (now Historic England). It benefits from many original features including an attractive stone floor to the entrance. Many of the offices, particularly on the ground floor benefit from high ceilings and feature fire places.

The property benefits from gas fired central heating to radiators, lighting and an 8 person lift.

The lower ground floor provides kitchen facilities as well as direct access to the rear car park.

SCHEDULE OF ACCOMMODATION (approximate areas):

We calculate the property provides the following approximate accommodation measured in accordance with the RICS Code of Measuring Practice (6th Edition).

Ground Floor Offices	1,834 sq ft
First Floor Offices	2,192 sq ft
Second Floor Offices	865 sq ft
Lower Ground Floor Offices & Kitchen	1,164 sq ft
Storage	
Lower ground floor	223 sq ft
First Floor	17 sq ft
TOTAL	6,295 sq ft

RATES

The property is currently awaiting re-assessment.

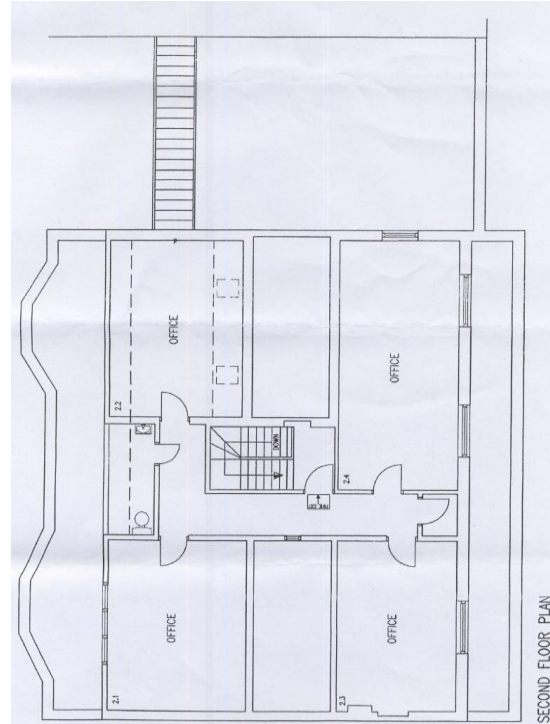
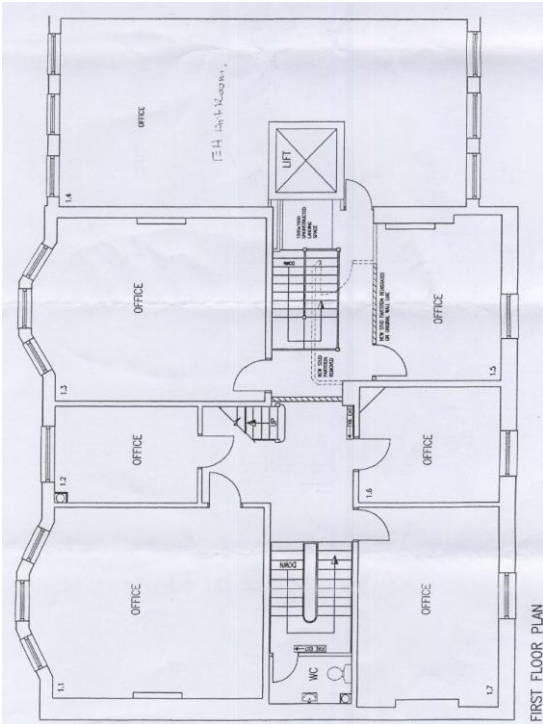
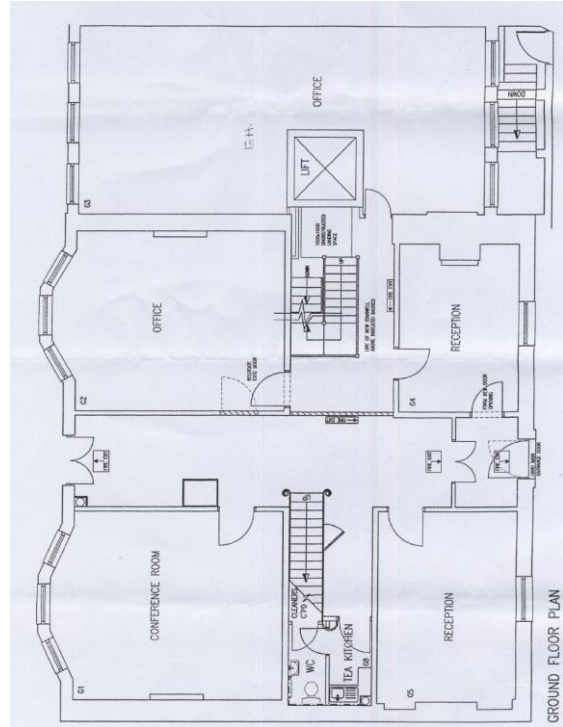
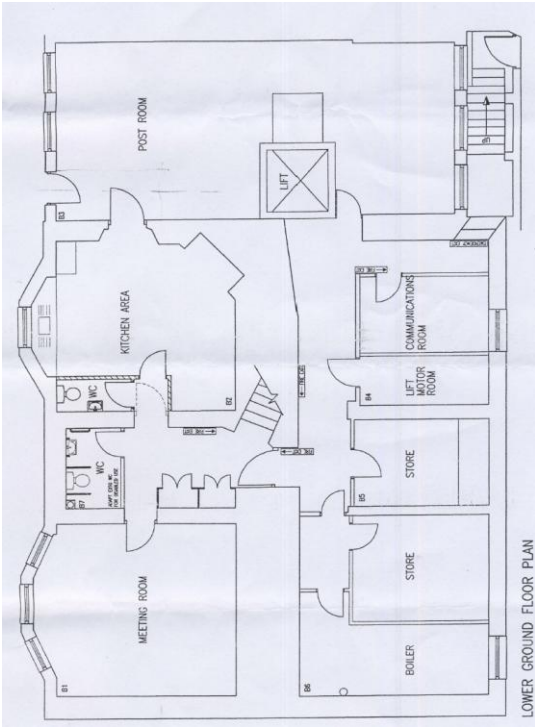
SERVICES

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

PLANNING

We understand the property benefits from an existing B1 use however all interested parties should liaise with the appropriate Planning Authority.

Disclaimer: Ben Coleman Associates ("BCA") for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: (i) these particulars are given without responsibility of BCA or the Vendors or Lessors as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) BCA cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) No employee of BCA (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) Except in respect of death or personal injury caused by the negligence of BCA, its employees or servants, BCA will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that any statement made in these particulars has been made fraudulently by BCA.



Floor plans – not to scale

TERMS

The property is available to let by way of a new full repairing and insuring lease for a term of 10 years with an upwards only rent review after the 5th year at a commencing rental of £75,000 per annum exclusive.

VAT

All figures are quoted exclusive of VAT.

VIEWING

By appointment through the sole agent:

**BEN COLEMAN ASSOCIATES
18 HIGH STREET
WOOTTON
NORTHAMPTON
NN4 6LL**

**t: 01604 660014 f: 01604 660015 m: 07843 582303
e: ben@bencolemanassociates.co.uk
www.bencolemanassociates.co.uk**

If there is any matter which is of particular importance to you, or if you wish to make an appointment to view, please contact us prior to undertaking travel.

Our Ref: 3061-1 – Sept 15