

**AVAILABLE
SUMMER 2016**

PRELIMINARY PARTICULARS

WARWICK HOUSE & OXFORD HOUSE

CLIFTONVILLE | NORTHAMPTON | NN1 5BE



HIGH QUALITY OFFICES TO LET

8,062 SQ FT & 3,550 SQ FT AVAILABLE INDIVIDUALLY OR COMBINED

We will shortly be offering two adjoining properties close to Northampton Town Centre

- Mixture of period and modern office space
- Open plan and individual offices
- 33 car parking spaces

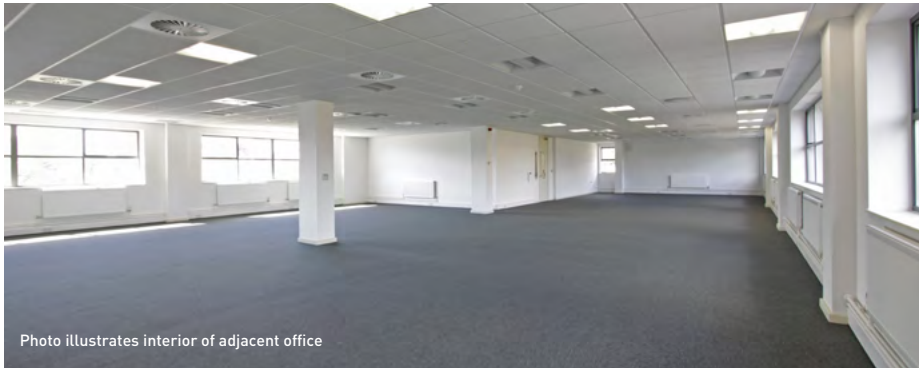


Photo illustrates interior of adjacent office

LOCATION

The offices form part of a modern courtyard scheme fronting Cliftonville within close proximity to the junction with Billing Road. The Town Centre is within easy walking distance.

Cliftonville is one of the main business districts within Northampton, approximately half a mile east of the Town Centre and offers good access to Junction 15 of the M1 Motorway (approximately 5 miles via the A45/A508).

DESCRIPTION

Two self contained buildings – currently linked. The offices will be available later this year and will benefit from the following specification:

- New Carpets
- Suspended ceilings (Warwick House)
- Gas central heating (air conditioning to Warwick House)
- Heating and lighting
- 33 allocated car parking spaces

ACCOMMODATION (approx. net internal)

Warwick House 8,062 sq ft approx

Oxford House 3,550 sq ft approx

LEASE TERMS

Available on a new competitive lease. Terms on application.

RATES

The Rateable Value (for both properties) : £106,000.

EPC

Awaiting confirmation.



SERVICES

It is believed that mains electricity, water, gas and drainage are connected to the property.

LEGAL COSTS

Each party to bear their own legal costs involved in the transaction.

VIEWING

Please contact the joint agents for further information:

[click to view location on Google Maps](#)

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