

CHEVIOT HOUSE

49-53 SHEEP STREET
NORTHAMPTON • NN1 2NE



MODERN OPEN PLAN OFFICES WITHIN AN ATTRACTIVE PERIOD BUILDING
APPROX 7,575 SQ FT WITH 23 CAR SPACES

LOCATION

Sheep Street is situated at the Northerly fringe of Northampton Town Centre providing easy access to the inner ring road. The property is a short distance from both the new bus and railway stations. The Market Square and new bus station are only five minutes' walk from the property and the new railway station 10 minutes' walk. The fastest journey time to London is 55 minutes.

◀ [Click to view location on Google Maps](#)

CHEVIOT HOUSE IS IDEALLY LOCATED WITHIN WALKING DISTANCE OF THE NEW TRAIN AND BUS STATIONS



TOWNS & CITIES

Milton Keynes	15 miles
Leicester	40 miles
Birmingham	55 miles
London	64 miles

AIRPORTS

London Luton	34 miles
East Midlands	48 miles
Birmingham Int.	40 miles
London Heathrow	65 miles
London Stansted	65 miles

RAIL

Milton Keynes	12 mins
London Euston	55 mins
Birmingham New Street	59 mins

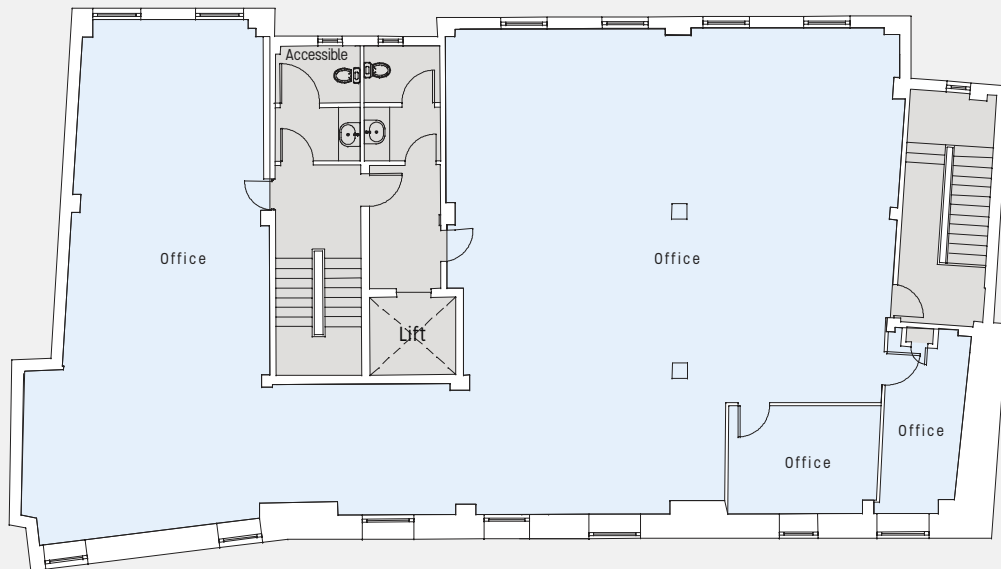


55 mins from London Euston



Excellent road links

Typical floor plan



ACCOMMODATION

We understand the property provides the following net internal floor areas:

Lower ground floor	1,015 sq ft	(94.29 sq m)
Ground floor (to include reception)	1,651 sq ft	(153.38 sq m)
First floor	2,431 sq ft	(225.85 sq m)
Second floor	2,478 sq ft	(230.21 sq m)
TOTAL	7,575 sq ft	(703.74 sq m)

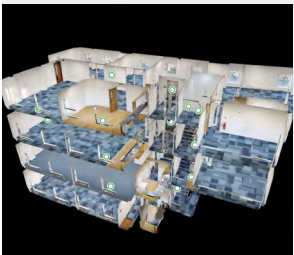
DESCRIPTION

An attractive stone fronted Listed property offering modern open plan space. The offices have recently undergone a substantial refurbishment with a new gas fired central heating system, newly installed LED lighting and new carpeting.

There is a completely new fire alarm system, new sinks and vanity units to the toilets and the property has undergone complete internal and external re-decoration.

The property benefits from an 8 person lift to all floors and has been designed with full disabled access. The property benefits from networking to the ground, first and second floors (this could easily be extended to the lower ground floor). There are 200 'ports' - these have been independently tested and further information is available on request.

There is a private secure gated car park to the rear which currently accommodates a minimum of 23 cars.





TERMS

Available by way of a new full repairing and insuring lease at a commencing rental of £100,000 per annum exclusive.

The property is not registered for VAT.

RATES

The local Rating Authority is Northampton Borough Council telephone 0300 330 7000.

SERVICES

We understand that all mains services including water, drainage, gas and electricity are connected to the property although these have not been tested.

EPC

EPC Rating Band B.

The certificate can be downloaded from www.cheviothousenorthampton.co.uk

VIEWING

Strictly via appointment through the sole agents:

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