

**ON RELOCATION TO LARGER PREMISES
PROMINENT PERIOD OFFICE BUILDING WITH PARKING
1 BILLING ROAD, NORTHAMPTON, NN1 5AL**



- Town Centre office at the junction of Billing Road, Cheyne Walk, Spencer Parade and York Road
- Approximate area 4,500 sq ft on 4 floors and basement
- 15 Car Spaces

AVAILABLE BY ASSIGNMENT OF THE CURRENT LEASE



LOCATION

The property is one of the most prominent office buildings in Northampton, located at the junction of Billing Road, Cheyne Walk Spencer Parade and York Road. The property is Victorian and is arranged over four floors plus basement.

DESCRIPTION

Constructed of solid brick beneath a main slated roof with stone features, we understand the building is not Listed but retains a number of interesting original features – in particular it benefits from a Boardroom with a feature fireplace and ceiling.

The property benefits from gas central heating to radiators (apart from the third floor) carpeting and lighting. There is a strong room in the basement.

SCHEDULE OF ACCOMMODATION (approximate areas):

From measurements taken on site, we calculate the property provides the following approximate accommodation measured in accordance with the RICS Code of Measuring Practice (6th Edition). (See floor plans attached for guidance only)

	<u>SQ</u> <u>FT</u>
Ground Floor	1,496
First Floor	1,171
Second Floor	849
Third Floor Offices/Stores	525
Basement (including strong room and kitchen)	461
TOTAL	4,502

There are 15 on site car spaces.

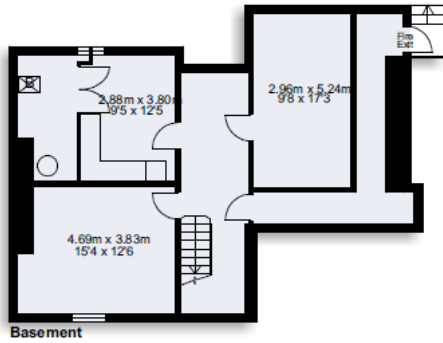
RATES

We understand the property has a Rateable Value of £46,000 however, all interested parties should liaise with the appropriate Rating Authority – Northampton Borough Council Business Rates Department on 01933 231691.

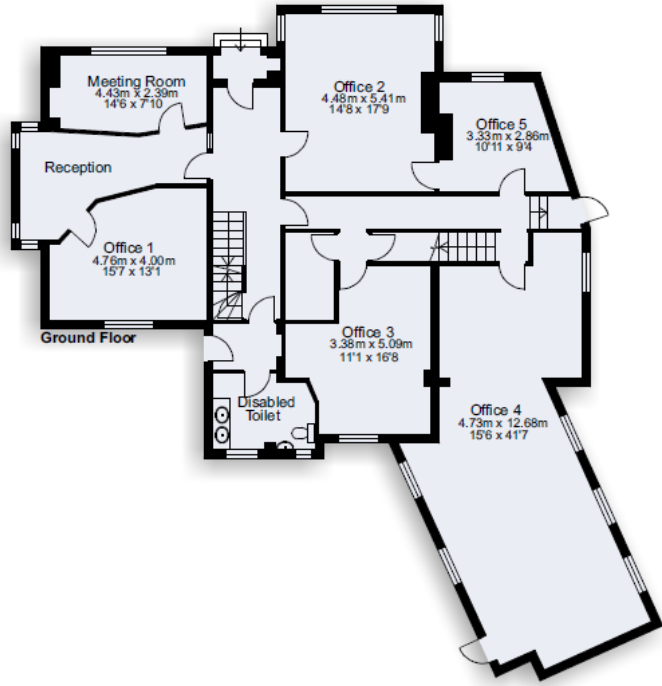
PLANNING

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.



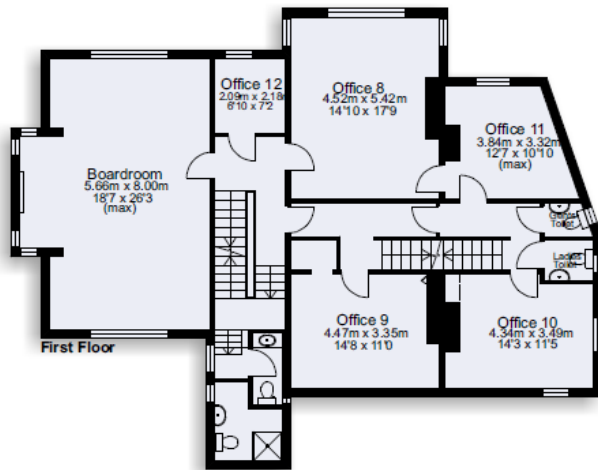
Basement



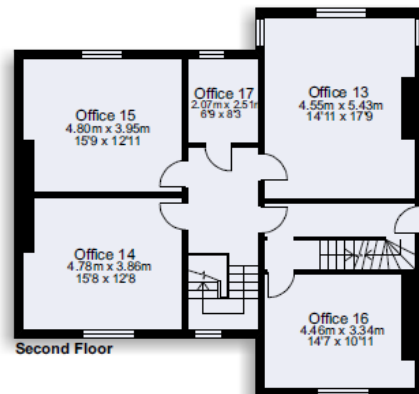
Ground Floor

Information

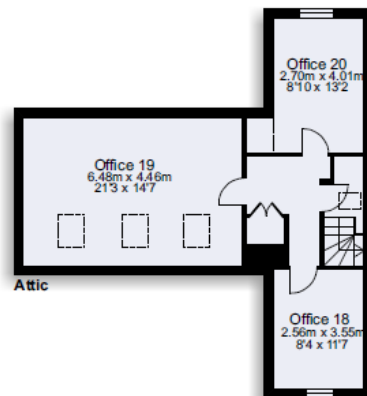
APPROX NET INTERNAL FLOOR AREA = 497 Sq/m - 5345 Sq/ft
 ALL MEASUREMENTS SHOWN (WIDTH X DEPTH)
 FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE
 REF = 001/5767
www.home-plans.co.uk



First Floor



Second Floor



Attic

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TERMS

Our clients hold the property by way of a lease for a term expiring 24 March 2017 at a current rent of £60,000 per annum exclusive. The lease is available for assignment at nil premium.

SERVICES

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

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 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: 3184 – July 2015