

KINGS HOUSE

40 BILLING ROAD
NORTHAMPTON
NN1 5BA

**WELL LOCATED
ATTRACTIVE
PERIOD OFFICE
BUILDING
FOR SALE/TO LET**

- NIA 3,599 sq ft (334.36 sq m) approx.
- Self contained detached building in Northampton's premier professional office location
- 18 on site car spaces



LOCATION

The property is situated on Billing Road close to the junction with Cliftonville Road.

Billing Road is one of Northampton's most sought after professional locations and offers easy access to Northampton town centre, the train and bus stations and the motorway system. (Junction 15 of the M1 approximately a 10 minute drive away).

ACCOMMODATION

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)-

Lower Ground Floor

Offices	261 sq ft
Kitchen	135 sq ft
Stores	302 sq ft
Boiler room	
698 sq ft	

Ground Floor

Reception	268 sq ft
Offices	166 sq ft
Offices	308 sq ft
Offices	493 sq ft
1,235 sq ft	

First Floor

Offices	275 sq ft
Offices	170 sq ft
Offices	308 sq ft
Offices	493 sq ft
1,246 sq ft	

Second Floor

Offices	270 sq ft
Offices	150 sq ft
420 sq ft	

Overall Total 3,599 sq ft (334.36 sq m)



DESCRIPTION

Kings House is a prestigious detached period professional office building of brick construction under a slate roof set back from the Billing Road frontage with forecourt disabled or visitor parking together with large rear car park.

There is potential to build on the rear car park – subject to the necessary consents.

RATES

We understand from the Valuation Office that the property has a Rateable Value is currently of £33,750.

All enquiries contact 0300 330 7000.

TERM

The property is available **for sale at £695,000** or **to let at £60,000 per annum exclusive**.

SERVICES

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

VAT

All figures quoted are exclusive of VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs. However, an incoming tenant is to provide an undertaking to cover the landlords abortive legal costs if the tenant withdraws from the transaction.

EPC

The property has an Energy Performance Rating of E103.

VIEWING

Viewing and further information via the sole agents:

Ben Coleman BSc FRICS

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