

**WELL LOCATED ATTRACTIVE PERIOD OFFICE TO LET
25 BILLING ROAD, NORTHAMPTON, NN1 5AT**



WELL LOCATED ATTRACTIVE PERIOD OFFICE

NET AREA APPROX 2,146 SQ FT WITH 5/6 ON SITE CAR SPACES

**Available on a 10 year full repairing and insuring lease at a
Rent of £30,000 PAX**

NO VAT



LOCATION

The property is located on the north side of Billing Road in a popular commercial and residential location, a short distance from Northampton Town Centre in the Billing Road Conservation Area.

Billing Road is one of Northampton's most sought after professional locations and offers easy access to Northampton town centre, the train station and the motorway system.

DESCRIPTION

An attractive five storey Victorian property. Internally, the property provides modern office accommodation with the retention of period features such as ornate cornice work, high ceilings and an elegant staircase. Our clients have recently fitted a new gas fired boiler.

Benefitting from double glazing and carpeting, the property has a new boiler (with a Hive operation facility) and until recently has operated as a fully functioning office. If required, our clients will leave the current phone system in situ. Further details on application.

RATES

We understand from the Valuation Office that the property has a Rateable Value is currently £11,250. All enquiries contact 0300 330 7000.

TERM

The property is available on a 10 year full repairing and insuring lease, with a 5 year upwards review at a initial rent of £30,000 pax

SERVICES

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

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC RATING

E 106

VIEWING

By appointment through the sole agents:

BEN COLEMAN ASSOCIATES

18 HIGH STREET

WOOTTON

NORTHAMPTON

NN4 6LL

ben@bencolemanassociates.co.uk



www.bencolemanassociates.co.uk

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.

File: 3275 – Feb 2019

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):-

Accommodation	Sq ft	
Ground Floor	Front office 230	
(WC)	Rear office 175	405 sq ft
First Floor	Front office 281	
(offices combined)	Rear office 186	467 sq ft
(WC + Shower Room)		
Second Floor	Front office 276	
(offices combined)	Rear office 186	462 sq ft
Third Floor (storage space)	Overall 365	365 sq ft
Lower Ground Floor	Front Office 211	
(WC)	Rear Office 175	
	Kitchen 61	447 sq ft
TOTAL		2,146 sq ft

