

10/15
NOTRE DAME MEWS

NORTHAMPTON // NN1 2BG



WELL LOCATED TOWN CENTRE OFFICES

8,300 sq ft (771 sq m) approx. | 20 car spaces

FOR SALE/TO LET



SAT NAV: NN1 2BG

Description

The offices comprise a modern steel framed building with brick/block infill over three storeys. The property benefits from central heating with air cooling, suspended ceilings with fluorescent lighting and perimeter trunking. There is an 8 person (630kg) passenger lift serving all floors. The property benefits from two entrances allowing for maximum flexibility. There are 20 car parking spaces on site.

The gross area of the property is c.10,000 sq. ft. and this could be increased with a Mansard roof(subject to Planning). The building would be ideal for change of use to residential under Permitted Development Rights. The site area is c. .23 acres.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and extends to the following net internal floor areas:

Ground Floor	2,663 sq ft	(101.08 sq m)
First Floor	2,937 sq ft	(126.63 sq m)
Second Floor	2,700 sq ft	(89.84 sq m)
Total	8,300 sq ft	(339.01 sq m)



Northampton Station



University of Northampton



Cultural Quarter

Location

The property occupies a prominent main road position in Northampton town centre. Northampton is a rapidly growing commercial centre with excellent links with the M1, M6 and M45.

Good rail links exist with London (Euston) and Birmingham (New Street) being approximately 1 hour away. Northampton town centre has recently undergone a substantial rejuvenation with projects including a new University campus, new train and bus stations and a Cultural Quarter.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Services

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

Rates

The property has a Rateable Value of £67,000.

VAT

The property has been elected for VAT.

EPC

D-77.

Terms

The property is available immediately. For Sale for £1.3M or To Let, on Terms to be agreed.

Viewing

For viewing and further information please contact joint agents:



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