

PROMINENT AND WELL LOCATED MULTI STOREY OFFICE BUILDING

# Woodlands House

CLIFTONVILLE : NORTHAMPTON : NN1 5AE

14,065 SQ FT (SUITES FROM 4,435 SQ FT APPROX.)

POTENTIAL FOR OFFICE / HEALTH USES

**TO LET**

**Princess House - Let**

**Woodlands House**



# Excellent access to the town centre, the A45 and Junction 15 of the M1

Woodlands House is situated on the edge of Northampton town centre, offering excellent access to both the town centre (walking distance) and the A45, which in turn provides immediate access to Junction 15 of the M1 Motorway.

The property occupies a good and prominent location with direct frontage to Cliftonville (and Cliftonville Road), an important part of the town's inner ring road system, providing an important arterial route to the town centre together with all parts of the County.

The immediate environment comprises a diverse range of occupiers, including high quality office users, the St Andrews and Northampton (General) Hospitals, a new care home development, established residential development, a school, and the town's principal BMW dealership. It is also within walking distance to the Midsummer Meadow parkland with its direct frontage to the river Nene, and recently completed new Northampton University Campus.



Avon / Midsummer Meadow / River Nene



Northampton University Campus

M1 J15  
4 MILES

M1 J15A  
5.5 MILES

uo  
N  
University of  
Northampton

AVON

uo  
N  
University of  
Northampton

Carlsberg

MIDSUMMER MEADOW

BEDFORD RD

BECKETS PARK

MINI

NHS  
Northampton General Hospital  
NHS Trust

CLIFTONVILLE RD

Woodlands House

THE AVENUE

THE AVENUE

A14  
22 miles

A45

M1 (J15)  
4 miles



BMI Three Shires Hospital



BEDFORD RD

THE AVENUE

CLIFTONVILLE RD

THE AVENUE

Woodlands House





### Towns & Cities

Town Centre	2 miles
Milton Keynes	14 miles
Leicester	40 miles
Birmingham	55 miles
London	65 miles

### Airports

London Luton	38 miles
East Midlands	48 miles
Birmingham Int.	50 miles
London Heathrow	67 miles
London Stansted	65 miles

### Train times from Northampton

Milton Keynes	12 mins
London Euston	58 mins
B'ham New Street	59 mins

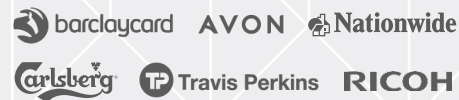
## LOCATION

Northampton is located at the heart of central England, approximately 65 miles to the north of London, and approximately 55 miles to the south of Birmingham, approximately 14 miles to the north of Milton Keynes.

Northampton benefits from excellent road communications being adjacent to the M1, at junction 15, 15a and 16, and the M1/M6/A14 Interchange is approximately 18 miles to the north at junction 19 of the M1. The A45 dual carriageway also connects directly to the A14 to the east and the M42, to the west.

The towns recently redeveloped railway station provides direct access to London Euston in approximately 1 hour. There is a regular service to Birmingham New Street also in approximately 1 hour.

Northampton has attracted and retained numerous international corporate companies as a chosen location for European or UK headquarters, including;



## The fastest growing area in the country

Northamptonshire is the fastest growing area in the country, with a population that is set to increase from 691,952 (2011) to 774,832 by 2021.

Source: Northamptonshire County Council



## Going further, faster

A £20bn economy, 32,500 new jobs and 37,000 new homes by 2021.

Source: Northamptonshire Enterprise Partnership



## Location, location, location

Northamptonshire is within one hour of London, Birmingham, Oxford and Cambridge.

Source: Northamptonshire Enterprise Partnership



## Number one town

Northampton is now the UK's number 1 town for new business creation.

Source: Northamptonshire Growth Hub



# Generous on-site car parking with a total of 50 spaces



## DESCRIPTION

The three storey building is constructed of brick beneath a flat roof and providing mainly open plan accommodation with raised access floors, off a core area, with a lift and generous ground floor reception. Powder coated aluminium opening windows.

The building provides carpeting, perimeter trunking, raised access floors, suspended ceilings and lighting. Heating provided by means of gas fired radiators with low level panel covers. No mechanical air cooling to the building.

Tarmacadam car parking to the rear totalling 50 spaces including 2 disables spaces, but with street car parking available within the vicinity.

# Woodlands House

Ground Floor	Main Office Area	4,865 sq ft	451.97 sq m
First Floor	Main Office Area	4,765 sq ft	442.68 sq m
Second Floor	Main Office Area	4,435 sq ft	412.02 sq m
<b>TOTAL</b>		<b>14,065 sq ft</b>	<b>1,306.68 sq m</b>







## TERMS AND TENURE

The properties will be available as a whole or individually, on either a leasehold or freehold basis, on terms by negotiation.

## USE

The buildings are considered suitable for office or medical/health uses in accordance with Class E of the Use Classes Order (1st September 2020).

## VAT

The purchaser/tenant will be responsible for VAT.

## VIEWING

Strictly by appointment with the agents.

## PLANS

All plans are attached for Identification purposes only.

## EPC

TBC.

## RATING

We are informed that the Rateable Value for Woodlands House is £90,000.

Interested parties are advised to satisfy themselves as to the accuracy of this information.

## LEGAL COSTS

Both parties will be responsible for their own legal costs in the preparation of lease or sale documentation.

# Woodlands House

CLIFTONVILLE : NORTHAMPTON : NN1 5AE



[www.tdbre.co.uk](http://www.tdbre.co.uk)

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