

PROMINENT AND WELL LOCATED MULTI STOREY OFFICE BUILDING

Princess House

CLIFTONVILLE : NORTHAMPTON : NN1 5AE

23,920 SQ FT - (2,222 SQ M)

POTENTIAL FOR OFFICE / HEALTH / EDUCATION/ RESIDENTIAL USES

FOR SALE / MAY LET



CLIFTONVILLE ROAD

Princess House

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

The property 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 properties occupy good and prominent locations with direct frontage to Cliftonville (and Cliftonville Road), an important part of the towns 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 towns 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

hcr
hewitsons
AVON

uo
N
University of
Northampton

Carlsberg

MIDSUMMER MEADOW

BEDFORD RD

BECKETS PARK



NHS
Northampton General Hospital
NHS Trust

CLIFTONVILLE RD

Princess House



THE AVENUE

THE AVENUE

A14
22 miles

A45

M1 (J15)
4 miles



BMI Three Shires Hospital



BEDFORD RD

THE AVENUE

Princess House

CLIFTONVILLE RD

THE AVENUE





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

DESCRIPTION

Princes House is a four storey building of brick construction under a flat roof. The property provides mainly open plan accommodation with floor plates either side of a central core. The property benefits from lifts, a generous ground floor reception and powder coated aluminum opening windows.

Princes House provides, perimeter trunking, raised access floors, suspended ceilings and lighting. Heating provided by means of gas fired radiators with low level panel covers.



Princess House

Lower Ground Floor	Storage	1,065 sq ft	98.94 sq m
	Ancillary	1,625 sq ft	150.97 sq m
Ground Floor	Reception	850 sq ft	78.97 sq m
	Main Office Area	6,770 sq ft	628.95 sq m
First Floor	Main Office Area	6,805 sq ft	632.20 sq m
Second Floor	Main Office Area	6,805 sq ft	632.20 sq m
TOTAL		23,920 sq ft	2,222.23 sq m





TERMS AND TENURE

The property is available Freehold or Leasehold.

USE

The buildings are suitable for office / Healthcare / Medical / Education or Residential uses subject to planning.

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 understand the current rateable value of Princess House is £143,000. Interested parties are advised to satisfy themselves as to the accuracy of this information.

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002 TDB are supervised by HM Revenue and Customs. Any purchasers will be required to provide details on the purchasing entity along with ID documents and proof of address for the proposed beneficial owners.

TDB will be able to confirm a specific list of requirements based on the proposed purchasing entity, this may include further documentation to evidence source of funds.

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