

32 & 34 Queensbridge, The Lakes

Bedford Road, Northampton, NN4 7BF

TDB
Real Estate

FULLY REFURBISHED
THROUGHOUT



GOOGLE MAPS
LOCATION

1,826 - 3,652 sq ft

Attractive & Modern Ground and First Floor Offices – available as a whole or individually

TO LET

Two storey office, available on a new FRI lease

- High quality, newly refurbished office
- Located on the premier & most desirable landscaped business park
- 16 car parking spaces & comfort cooling
- Within close proximity to local amenities & businesses



Location

The property is located at Queensbridge forming part of The Lakes Business Park, which is the most desirable landscaped office development in Northampton, incorporating a number of professional and corporate office occupiers.

Immediate access to the A45 (leading to J15 of the M1) and the town centre, within minutes. Excellent public transport links. The property benefits from many local amenities including The Britannia Public House, The Rowing Club Café, Holiday Inn and the Riverside Retail park.

Accommodation

The property has been measured on a Net Internal Area basis as below:

32 & 34 Queensbridge Areas		
Floor	Sq m	Sq ft
32 Queensbridge	170.40	1,834
34 Queensbridge	168.86	1,818
Total	339.26	3,652

Description

The property benefits from the following amenities:

- Available as a whole or 2 x single units of approximately 1,826 sq ft each
- 16 dedicated car parking spaces
- Flexible open plan accommodation
- Comfort cooling
- New recessed LED lighting
- New carpeting throughout
- 2 x Kitchenettes on each floor with fridge & dishwasher
- W/C facilities on both floors
- Suspended ceilings
- Raised access floors with floor boxes
- Cycle storage and dedicated cycle routes to the town centre
- Fantastic local nature walks nearby
- Ready for immediate occupation.



PHOTO GALLERY
CLICK HERE





Lease

A new FR&I lease to be negotiated at a rent of £73,040 per annum excl.

Utilities

The tenant will be responsible for Utility costs.

Rates

The current rateable value of the property is £47,000.

Rates payable for the current financial year April 2023 - March 2024 equate to £23,453 approximately.

Interested parties are advised to make their own enquiries by contacting the Local Authority,

Anti-Money Laundering

TDB Real Estate are obligated to comply with the EU's 5th Money Laundering Directive. For further information visit www.tdbre.co.uk/anti-money-laundering/.

VAT

The incoming tenant will be responsible for the payment of any VAT.

EPC

C – a copy of the EPC is available on request.

Legal Costs

Each party will be responsible for their costs.

Estate Charge

There is a small estates charge which is due by each building occupier.

Viewing

Viewing and further information via the Sole Agents:



01604 60 40 20

Jack Brown
jack@tdbre.co.uk

Chris Drummond
chris@tdbre.co.uk