

12 Waterside Way

The Lakes • Northampton • NN4 7XD

Preliminary Details

TDB
Real Estate

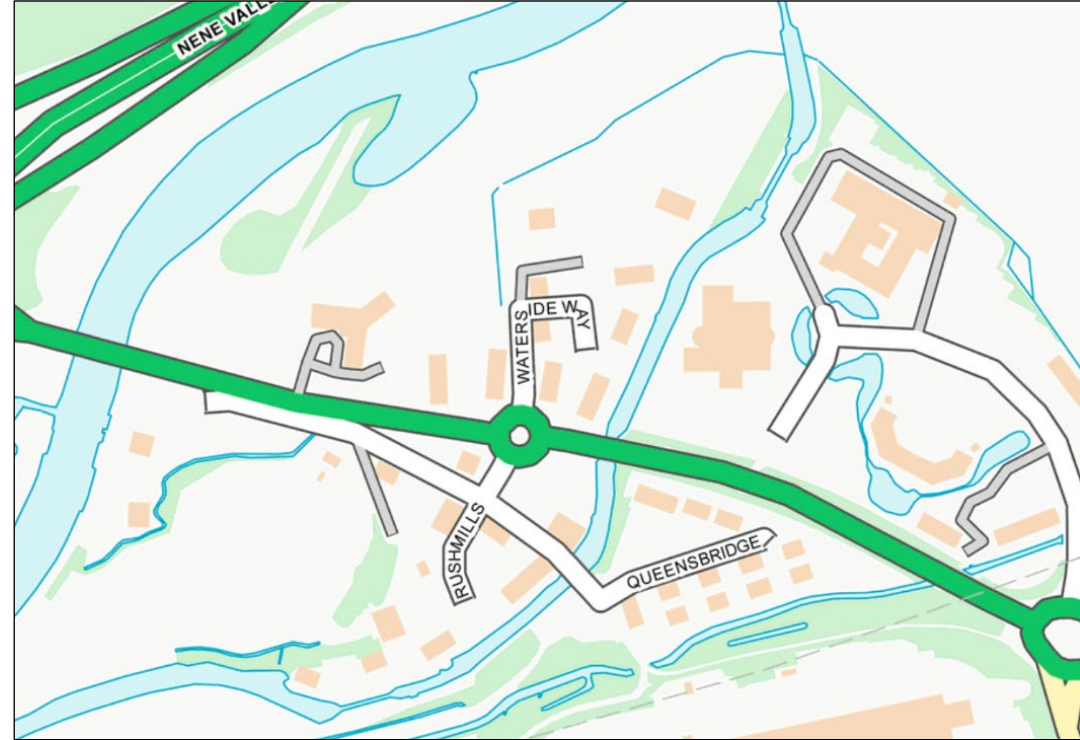


From 2,395 to 4,790 sq ft
(222.6 – 445.2 sq m)

Detached Grade A Office Buildings

TO LET

- Prime landscaped business park location
- Two storey – Available as a whole or two suites
- Fully fitted, lighting, heating and carpeting
- 19 car parking spaces (including 1 disabled)



Location

The building forms part of the town's premier office location situated just off the A428 Bedford Road which connects directly with the A45 dual carriageway approximately 2 miles to the southeast of Northampton town centre.

The site forms part of the town's dominant commercial area, which also includes Northampton Business Park and the Brackmills Industrial Estate immediately to the south.

EPC

The property has an EPC Rating of C.

Description

A two-storey office building finished to an exceptionally high standard with some glazed partitioning and Cat 5 cabling.

The ground floor specification includes:

- Comfort Cooling
- Suspended Ceilings and lighting
- Carpeting throughout
- Fitted kitchen
- 19 car spaces ·

Terms

The building is available as a whole on a new minimum 5 year full repairing and insuring lease at a rent in the order of **£93,500 per annum exclusive**.

Alternatively, the building may be available on a floor-by-floor basis at a quoting rent of **£46,750 per annum exclusive**.

Accommodation

	Sq Ft	Sq M
First Floor	2,395	222.5
Ground Floor	2,395	222.5
Total	4,790	445

The floor areas provided are approximate and are expressed on a gross internal basis.



Rates

The building is awaiting reassessment.

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

VAT

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

Service Charge

A service charge is payable for the upkeep and maintenance of the building, common areas and estate maintenance.

Services

We understand that all mains' services are connected to the property, TDB have **not** tested any of the services or mechanical or electrical installations. Interested parties must satisfy themselves in this regard.

Utilities will be split on a 50:50 basis with the first-floor tenant.

Legal Costs

Each party will be responsible for their own legal and surveyor's costs.

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/

Viewing

Viewing and further information via the sole agents:



01604 60 40 20

www.tdbre.co.uk

Chris Drummond
chris@tdbre.co.uk