

3 Queensbridge, The Lakes

Bedford Road, Northampton, NN4 7BF

TDB
Real Estate

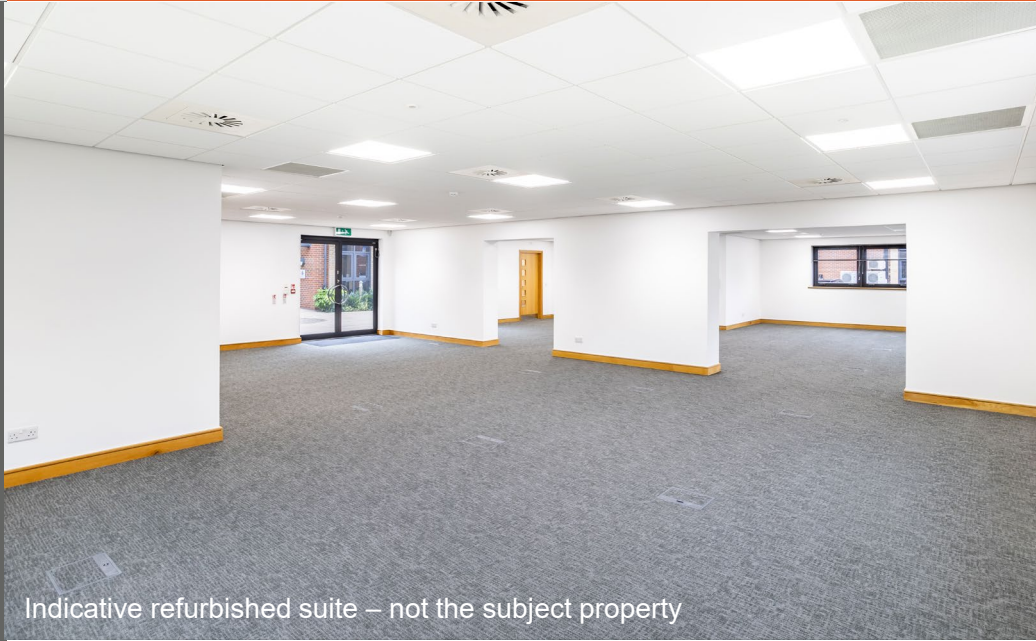
TO BE
FULLY REFURBISHED



2,535 sq ft (235.5 sq m)
Attractive & Modern
Ground Floor Office Suite
TO LET

Ground Floor Office Suite, available on a new FRI lease

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



Indicative refurbished suite – not the subject property



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 and is 2,535 sq ft (235.5 sq m).

Description

The property comprises (after refurbishment):-

- Ground floor self-contained suite
- Open Plan accommodation
- 11 dedicated car parking spaces
- Comfort Cooling
- New recessed LED lighting to be provided
- Cycle Storage
- Fitted kitchen
- W/C facilities
- Suspended ceilings
- Raised access floors with floor boxes
- Fantastic local walks nearby

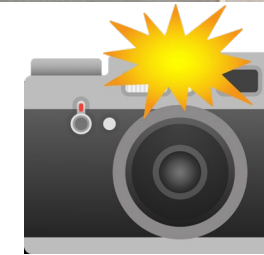


PHOTO GALLERY
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Lease

A new effective FR&I lease to be negotiated at a rent of £50,700 per annum exclusive.

Utilities

The tenant will be responsible for Utility costs.

Rates

The property is to be re-assessed by the rating authority. However, based off the current rateable value it is expected to have a rateable value of approximately £32,500.

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

EPC

A copy of the EPC is available on request.

Legal Costs

Each party will be responsible for their costs.

Service Charge

There will be a service charge to cover shared services repairs and maintenance of common parts as well as a small charge to cover such items as external common area repairs/ maintenance and lighting.

Viewing

Viewing and further information via the Sole Agents:



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