

# 22 QUEENSBRIDGE

THE LAKES NORTHAMPTON NN4 7BF



## PRESTIGIOUS SELF-CONTAINED OFFICE SUITE 1,029 FT<sup>2</sup> (95.63 M<sup>2</sup>) APPROX. TO LET

- Modern ground floor accommodation with own front door
- Potential for zero rates
- Attractive landscaped environment
- Excellent access to A45 and J15 of the M1 motorway
- 4 Car parking spaces, potentially one additional space subject to separate negotiation

TO LET ON A NEW FRI LEASE AT A RENT OF **20,000** PER ANNUM EXCLUSIVE

## LOCATION

The building forms part of the prestigious Queensbridge development, adjacent to the A428 in a landscaped setting on one of Northampton's premier out of town business parks.

Excellent access is offered to both the town centre and the A45, which in turn offers direct access to both the M1 (J15) within approx 4 miles to the South, and the A14 to the North at Kettering.

## DESCRIPTION

- Self-contained ground floor accommodation
- Comfort cooling
- Suspended ceilings with LED lighting
- Carpeting throughout
- Fitted kitchens
- Dedicated car spaces

## ACCOMMODATION

All areas are approximate having been rounded and are expressed on a Net Internal Area basis.

	Sq ft	Sq m
Ground Floor Office/Ancillary	1,029	95.63

## SERVICES

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

## TERMS

The suite is available by way of a new full repairing and insuring lease at a rent of £20,000 per annum exclusive.



## RATES

The Rateable value is currently being assessed, however similar sized suites on Queensbridge have a RV of less than £12,000, therefore if this is your only business premises no rates will be payable under current government legislation. Please enquire for further clarification.

## SERVICE CHARGE

Approx. £110 per quarter plus VAT. In addition, the landlord will recharge electricity on an equal basis with the first floor occupier.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

The Tenant will be responsible for the payment of VAT.

## EPC

Energy Performance Rating: Band C – 63.

## VIEWING

Viewing and further information strictly via the sole agents:

Chris Drummond

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