

20 Queensbridge, The Lakes

Bedford Road, Northampton, NN4 7BF

TDB
Real Estate



1,806 sq ft (167.81 sq m)

**Attractive & Modern Ground and First Floor
Offices – available as a whole or on a floor by
floor basis**

TO LET

Two storey office, available on a new FRI lease

- High quality office
- Located on the premier & most desirable landscaped business park
- 8 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.

Description

The property benefits from the following amenities:

- 8 dedicated car parking spaces
- Flexible open plan accommodation
- Comfort cooling
- Recessed LED lighting
- Carpeted 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.

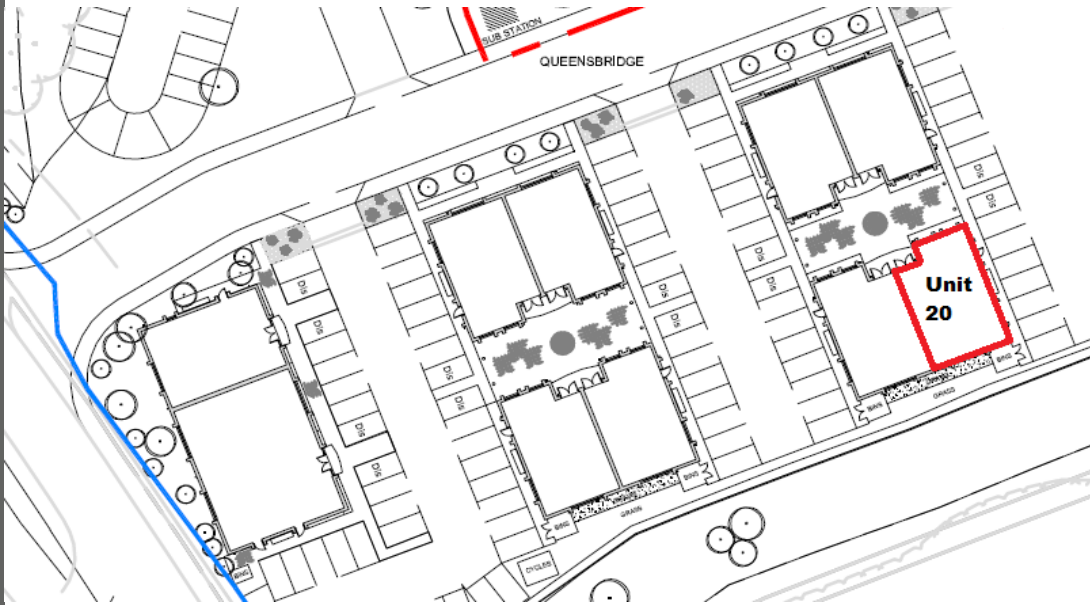
Accommodation

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

20 Queensbridge Areas		
	Sq m	Sq ft
Ground Floor	83.46	898
First Floor	84.35	908
Total	167.81	1,806



Indicative Photo



Lease

A new FR&I lease to be negotiated at a rent of £34,500 per annum excl.

Utilities

The tenant will be responsible for Utility costs.

Rates

Rates payable for the current financial year April 2023 - March 2024 equate to £23,250 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 ingoing tenant will be responsible for the payment of any VAT.

EPC

C-63 – 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

Oliver Thompson
oliver@tdbre.co.uk

Jack Brown
jack@tdbre.co.uk