

# 9 Cheyne Walk

Northampton • NN1 5PT

**TDB**  
Real Estate



**DETACHED PERIOD OFFICE BUILDING**

**Approx 3,675 sq ft (341.4 sq m)**

**TO LET ON FLEXIBLE LEASE TERMS**

- Highly prominent town centre location
- Directly opposite Northampton General Hospital
- Fully fitted with air conditioning, LED lighting, heating and carpeting
- Fully secure car park to rear providing potentially 15 spaces



## Location

The property occupies a highly prominent location fronting Cheyne Walk, which is part of Northampton's inner ring road, directly opposite Northampton General Hospital. In 2023 Cheyne Walk recorded in excess of 14,000 average daily traffic movements (Dept of Transport Road Traffic Statistics).

The town centre and main retail areas are within easy walking distance and vehicular access to the A45 is available within 0.75 miles, which in turn leads to J15 of the M1 (approx 5 miles).

## Description

An attractive and highly prominent detached period office building providing good quality office accommodation over three floors (plus basement storage).

The building will appeal to professional office occupiers as well as potential medical/consulting uses (subject to the necessary constraints).

Access via electric gates to a secure car park to the rear (via Spring Gardens) providing potentially 15 spaces.

## Features

- Comfort Cooling
- LED lighting, carpeting and perimeter trunking
- Ideal for professional office or clinic/consulting room use (subject to any necessary constraints)

## Accommodation

	Sq Ft	Sq M
Ground Floor	1,075	99.9
First Floor	1,095	101.7
Second Floor	855	79.4
Basement	650	60.4
<b>Total</b>	<b>3,675</b>	<b>341.4</b>

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

## EPC

The property has an EPC Rating of D-79

## Terms

The building is available to let on a flexible lease terms by negotiation.

## 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/](http://www.tdbre.co.uk/anti-money-laundering/)

## Viewing

Viewing and further information via the sole agents:



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