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YOUR COMMERCIAL PROPERTY SPECIALISTS

COMMERCIAL • INDUSTRIAL • RETAIL • DEVELOPMENT • INVESTMENT

TO LET

196.64 M² (2117 FT²) FIRST FLOOR OFFICE/STUDIO PREMISES
WITH CAR PARKING



STOUR ROAD
NORTHAMPTON
NN5 5AA

- FRESHLY DECORATED AND RECARPETED
- LOCATED NEAR SIXFIELDS WITH EASY ACCESS TO M1 AND TOWN
- SUITABLE FOR OFFICE USE/STUDIO OR LIGHT PRODUCTION.
- 7 ON SITE CAR PARKING SPACES WITHIN SECURE SITE
- **NO BUSINESS RATES FOR QUALIFYING OCCUPIERS**

£9,000 PER YEAR EXCLUSIVE



RICS

TEL: 01604 639657

www.hadlands.co.uk

LOCATION

The site is located at the lower end of Stour Road accessed from Ross Road close to the Sixfields Leisure Complex. Direct road access is available via Sixfields to St James Mill Road Relief Road, providing excellent access to Northampton Town Centre approximately 1½ miles distance and to Junction 15A and 16 of the M1 Motorway approximately 2 miles away.



DESCRIPTION

Forming part of a shared site the offices are located at first floor with ground floor reception. Parking for 7 cars is available adjacent to the premises. The offices are freshly decorated and re-carpeted.



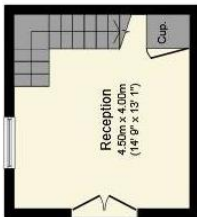
ACCOMMODATION

The property provides the following accommodation: -

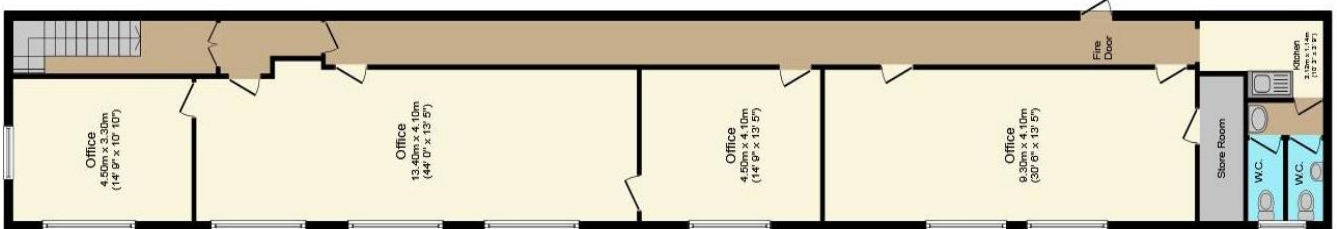
Ground Floor

Reception with staircase and under-stairs cupboard	16.05 m ² (173 ft ²)
First Floor: (Split into 4 offices, store room, corridor kitchen and toilets)	180.59 m ² (1944 ft ²)
Total (IPMS3)	196.64 m ² (2117 ft ²)
Total (NIA)	155.31 m ² (1672 ft ²)

Ground Floor Layout



First Floor Layout



(Not to Scale – For Identification Purposes Only)

RATES

Rateable Value: £7,600

Rates Payable 2019/2020: **Nil***

*This assumes small business rate relief entitlement, which may not apply to companies with more than one commercial premises. It is recommended that interested parties verify this information with Northampton Borough Council Rating Department on (0300 330700).

TERMS

Flexible short-term or long-term new leases are available at a rent of £9,000 per annum, exclusive.

VAT

The rental/sale price quoted excludes any VAT which the landlord may have a duty or choose to impose.

EPC

A full copy of the EPC report is available upon request.

VIEWING

Strictly by appointment through the sole agents:



Tel: 01604 639657
pjc@hadlands.co.uk
eh@hadlands.co.uk

Misrepresentation Act: Hadland for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Hadland has any authority to make or give any representation or warranty whatsoever in relation to this property. **Value added tax:** Value added tax may be payable on the purchase price and/or on the rent and/or on the other charges or payments. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate advice.