

TO LET

MODERN OFFICE SUITE
CLOSE TO M1 JUNCTION 15



**GROUND FLOOR, 8 BASSETT COURT, NORTHAMPTON,
NN4 5EZ**

RENT: £15,000 per annum exclusive

- Modern offices with parking
- Air conditioning
- Good EPC rating – B/33
- 93.9m² (1010 Sq.Ft.) (subject to final measurement)

8 BASSETT COURT, NORTHAMPTON, NN4 5EZ

Location

Northampton is a well-established, commercial centre, c.68 miles north of Central London, 55 miles to the south-east of Birmingham and 14 miles to the north of Milton Keynes.

Welford Road lies south of the town centre adjacent to the M1 Junction 15 roundabout.

Description

The property comprises a self-contained office building with ground and first floor. There is allocated car parking to the front and side. 8 spaces.

Accommodation

Ground floor: 93.9 m2 (1,010Sq.Ft.)

Services

We are advised that electricity, water and drainage are connected or available to the premises.

Terms

The building is offered on the basis of a new internal repairing and insuring lease at an initial rent of £25,000 per annum exclusive

Rates

Ground floor: £15,000

EPC

B-Rating: 33

Legal Costs

Each party is to be responsible for its own legal costs

Viewing and Further Information

Viewing strictly by prior appointment with **the joint sole agent Chown Commercial:**

Stephen Chown

Chown Commercial

Tel: 01604 604050

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These particulars are issued on the direct understanding that all negotiations are conducted through Chown Commercial Ltd. The property is offered subject to contract and it still being available at the time of enquiry and no responsibility can be accepted of any loss or expenses incurred in viewing. Chown Commercial Ltd for themselves and for the vendors or lessors of this property whose agents are, given notice that;

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