

OFFICE

TO LET



**14 Queensbridge, Northampton
NN4 7BF**

2025/AL



**BTG
Eddisons**

14 QUEENSBRIDGE

NORTHAMPTON, NN4 7BF



Agreement

TO LET



Detail

TWO STOREY, HIGH
QUALITY OFFICE



Rent/Price

£36,200 pax



Size

168.25 sq m (1811 sq ft)



Location

NORTHAMPTON, NN4 7BF



Property ID

2025AL

For Viewing & All Other Enquiries Please Contact:



AMANDA LAWRENCE

Assoc Rics
Surveyor

Amanda.Lawrence@eddisons.com

07814 739051

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Property

The property is a two storey property offering high quality office accommodation.

The property forms part of an architect designed development with brick block cavity walls and pitched roofs, with powder coated double glazed aluminium windows and doors.

Internally, the property is fitted with comfort cooling heating system, raised access floors with inset floor boxes, carpeting and suspended ceilings with LG3 lighting.

The Ground Floor accommodation is largely open plan with a partitioned meeting room to the front.

The first floor is largely open plan with a potential meeting room to one side. There are w/c's and kitchenettes on each floor.

Externally there are dedicated car parking spaces

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers

Town & Country Planning

The property was specifically built as an office scheme.

Interested parties are advised to make their own investigations with the Local Planning Authority, West Northamptonshire Council, by contacting the planning department on 0330 126 7000.

Rates

The property is currently rated for Business Rates on a floor by floor basis with each floor having a rateable value of £13,000.

The small business rate multiplier for the financial year 1st April 2026 - 31st March 2027 for properties with a Rateable Value below £51,000 is 43.2p in the £. which would give a combined rates payable figure of £11,232..

The prospective tenant should contact the West Northamptonshire Council on 0300 126 7000 to check detail.

Tenure

The property is available To Let for a term to be agreed

Rent

£36,200 per annum exclusive

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective [purchasers/tenants] prior to instruction of solicitors.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Total NIA	168.25	1811

Energy Performance Certificate

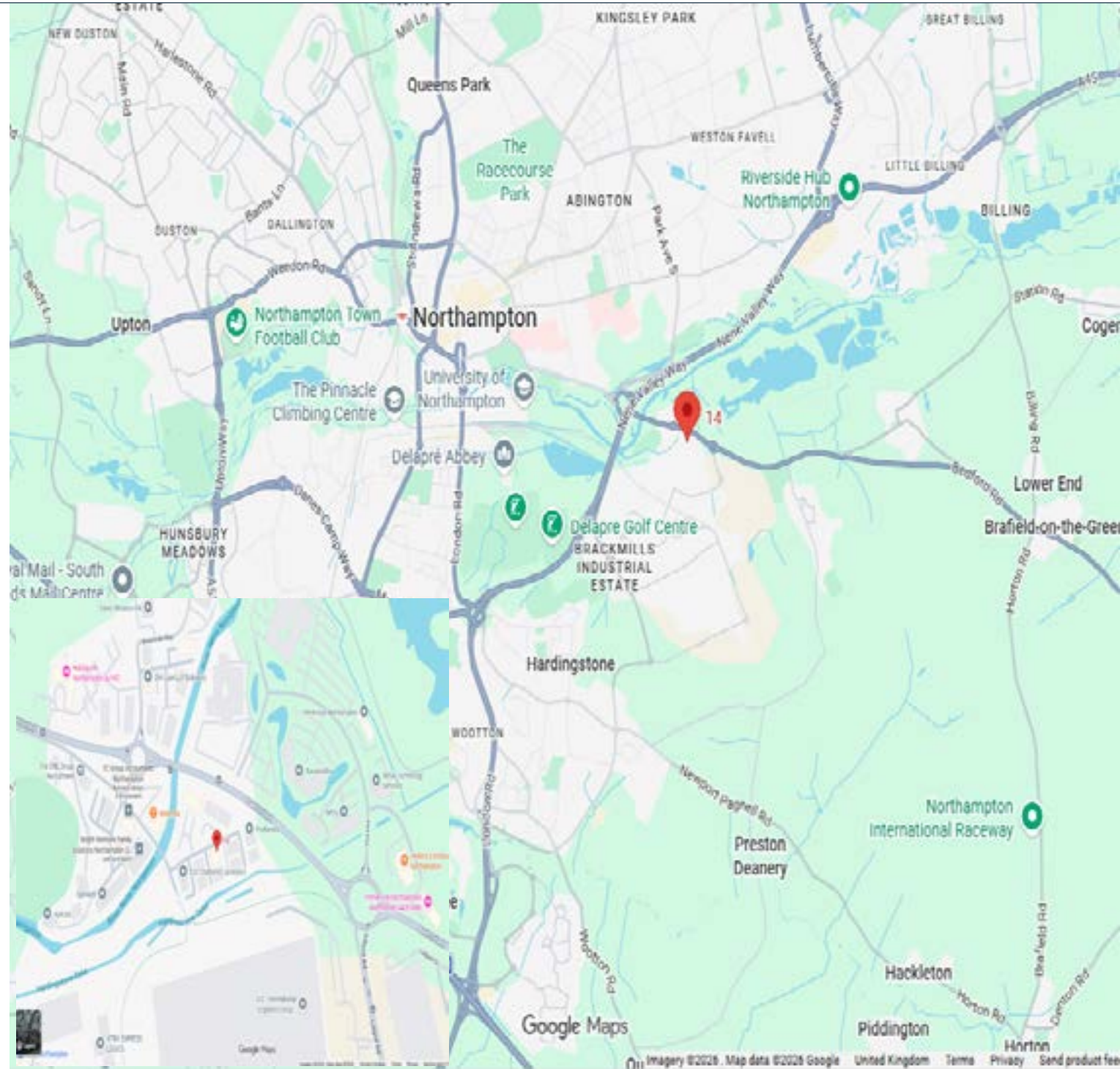
Rating: C68

Location

The property is located at Queensbridge which forms part of the popular Lakes Office Development.

The site is approximately 1 mile east of Northampton town centre and 4 miles from J15 of the M1 motorway.

Queensbridge is an attractive and professional office environment, benefitting from a waterside location.





Barfield Financial Advisors

Postworks

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TDB Real Estate

CS2 Chartered Surveyors

Travis Perkins head Office

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