

3 Queensbridge, The Lakes, Bedford Road, Northampton, NN4 7BF

TDB
Real Estate



**2,535 sq ft (235.5 sq m)
Attractive & Modern
Ground Floor Office Suite
TO LET**

Ground Floor Office Suite, available on a new FRI lease

- High quality, to be fully refurbished
- Located on the premier & most desirable landscaped business park
- 11 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.

Accommodation

The property has been measured on a Net Internal Area basis and is 2,535 sq ft (235.5 sq m).

Description

The property comprises (after refurbishment):-

- Ground floor self-contained suite
- Open Plan accommodation
- 11 dedicated car parking spaces
- Comfort Cooling
- New recessed LED lighting to be provided
- Cycle Storage
- Fitted kitchen
- W/C facilities
- Suspended ceilings
- Raised access floors with floor boxes
- Fantastic local walks nearby



PHOTO GALLERY
CLICK HERE







Lease

A new effective FR&I lease to be negotiated at a rent of £50,700 per annum exclusive.

Utilities

The tenant will be responsible for Utility costs.

Rates

The property is to be re-assessed by the rating authority. However, based off the current rateable value it is expected to have a rateable value of approximately £32,500.

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/.

DISCLAIMER: TDBRE for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of TDBRE or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) TDBRE cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective 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 accuracy of each of them; (iii) no employee of TDBRE has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) TDBRE will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 1/21

VAT

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

EPC

A copy of the EPC is available on request.

Legal Costs

Each party will be responsible for their costs.

Service Charge

There will be a service charge to cover shared services repairs and maintenance of common parts as well as a small charge to cover such items as external common area repairs/ maintenance and lighting.

Viewing

Viewing and further information via the Sole Agents:



Jack Brown
jack@tdbre.co.uk

Chris Drummond
chris@tdbre.co.uk