



CROWN PARK • A45 • RUSHDEN • NORTHAMPTONSHIRE



GRADE A OFFICE ACCOMMODATION TO LET



SAPPHIRE HOUSE

CROWN HOUSE

50 SPACES

152 SPACES

GRADE A OFFICES TO LET
IN A PRIME SORT AFTER
LOCATION ADJACENT TO
 RUSHDEN LAKES

c. 5,500 - 26,000 sq ft

SAPPHIRE HOUSE

Crown Way • Rushden • Northamptonshire • NN10 6FB

INTRODUCTION

Sapphire House offers purpose built, grade A office accommodation, set in an established business location, surrounded by class leading retail and leisure facilities. Various combinations of offices suites are available as well as self-contained detached office accommodation, all with secure, dedicated parking.

The location at Crown Park, on the A45 at Rushden, provides for excellent access to local, regional and national road networks. Rushden itself is located pretty much in the centre of the UK. Regular half hourly train services to London St Pancras International Station are available just 10 mins drive away at Wellingborough.

Sapphire House is next door to Waitrose (large format supermarket – circa 60,000 sq ft) including a dedicated café / restaurant (Waite & Rose) and opposite Rushden Lakes, one of the UK's most successful out of town retail and leisure parks totalling some 600,000 sq ft set in around 200 acres of tranquil protected wetlands, offering peaceful walks and shopping including M&S, Primark, Boots, Frasers, Cineworld and 19 restaurants, attracting around 6 million visitors a year.

ACCOMMODATION

Sapphire House offers 3 self-contained office suites of circa 5,500 sq ft (511 sq m) each, available individually or in combination, providing for approximately 5,500 sq ft (511 sq m), 11,000 sq ft (1,022 sq m) or 16,500 sq ft (1,532.85 sq m). Two suites (suites 3&4) are on the first floor, offering circa 11,000 sq ft (1,022 sq m) across the entire floor. The third suite (suite 6) is located on the third (top) floor of the building and provides additional mezzanine storage space of some 1,870 sq ft (173.69 sq m).

All suites are accessed via a ground floor reception atrium with stairs and 2 lifts to the upper floors.

Security is provided by fob access to the gated car park (providing 152 parking spaces – 25 per suite), reception and individual office suites, with reception and each suite separately alarmed. CCTV covers the car park and common areas. External lighting covers the car park and building access / egress points.

Each suite has dedicated secure access from a central landing, raised access floors (with phone / data boxes), 7 (VRV) air conditioned climate zones, kitchen & toilet facilities, movement sensitive lighting (set within a suspended ceiling), excellent natural light, carpets and various individually glazed partition office / meeting rooms. One suite includes a break-out zone with open kitchen.

SERVICES

All mains services are available / connected. Each suite is provided with a 65kVA power supply.

TERMS

The accommodation is available To Let on new FRI leases. Terms to be agreed. Guide quoting rent per suite is £78,000.00 pax. (Suite 5 additional mezzanine storage space £7,700.00 pax).

SERVICE CHARGE

The current service charge (as at Nov 2023) is £12,127.25 excl. per office suite.

EPC

The property has an Energy Performance Rating of 'C'.

FLOOR PLANS

[Click here](#) to download.



CROWN HOUSE

Crown Way • Rushden • Northamptonshire • NN10 6FB

INTRODUCTION

Crown House offers purpose built, grade A office accommodation, with secure, dedicated parking, set in an established business location surrounded by class leading retail and leisure facilities.

The location at Crown Park, on the A45 at Rushden, provides for excellent access to local, regional and national road networks. Rushden itself is located pretty much in the centre of the UK. Regular half hourly train services to London St Pancras International Station are available just 10 mins drive away at Wellingborough.

Crown House is adjacent to Waitrose (large format supermarket – circa 60,000 sq ft) including a dedicated café / restaurant (Waite & Rose) and opposite Rushden Lakes, one of the UK's most successful out of town retail and leisure parks totalling some 600,000 sq ft set in around 200 acres of tranquil protected wetlands, offering peaceful walks and shopping including M&S, Primark, Boots, Frasers, Cineworld and 19 restaurants, attracting around 6 million visitors a year.

ACCOMMODATION

Crown House offers a detached, self-contained office building of circa 9,100 sq ft (845.39 sq m) over two floors and a gated dedicated car park providing for 50 spaces.

A central core provides access to the office accommodation and to kitchen & toilet facilities. The specification includes perimeter wall trunking (with phone / data), comfort cooling, movement sensitive lighting (set within a suspended ceiling), excellent natural light, carpets and various individually partition office / meeting rooms. The first floor includes a break-out zone with open kitchen.

SERVICES

All mains services are available / connected.

TERMS

The accommodation is available To Let on a new FRI lease. Terms to be agreed. Guide quoting rent per suite is £125,000 pax.

EPC

The property has an Energy Performance Rating of 'D'.

FLOOR PLANS

[Click here](#) to download.



Breakout space



Typical office

PHOTO GALLERY





cineworld

RESTAURANTS

Levi's

PRIMARK

Boots

M&S
EST. 1884

NEXT

COSTA

wren
KITCHENS

A45

WAITROSE
& PARTNERS

SAPPHIRE HOUSE

Shell

Wickes

pets
at home

CROWN HOUSE

RUSHDEN
Lakes

SHOP

M&S
EST. 1884

PRIMARK

FRASERS
EST. 1849

Boots

H&M

RiverIsland

JD

NEW LOOK

NEXT

DECATHLON

joules

White
STUFF

Superdry

Levi's

ACCESSORIZE
LONDON

Barbour

EAT

Bewitched

COSTA

FIVE GUYS
BURGERS and FRIES

GREGGS

Nando's

Starbucks

wagamama

PLAY

cineworld

canoe2

RockUp
Reach New Heights

CROWN PARK • RUSHDEN • NORTHAMPTONSHIRE

LOCATION

Rushden is located within the county of Northamptonshire and is one of the principal towns within the county. It is situated just off the A45 some 15 miles north of the county town of Northampton, 12 miles south of Kettering and 38 miles west of Cambridge.

The town is well provided for in terms of local road infrastructure; the A6 bypass connects with Kettering to the north and Luton and Bedford to the south. The A45 connects Rushden to the East coast as well as Northampton and the M1 motorway westbound. The nearest motorway access is at Junction 16 of the M1 Motorway, which lies approximately 18 miles to the west of Rushden town centre. The A45 also links to the A14 at Thrapston some 9 miles to the north (offering routes to the north / west) and Kettering (offering routes to the north / East).

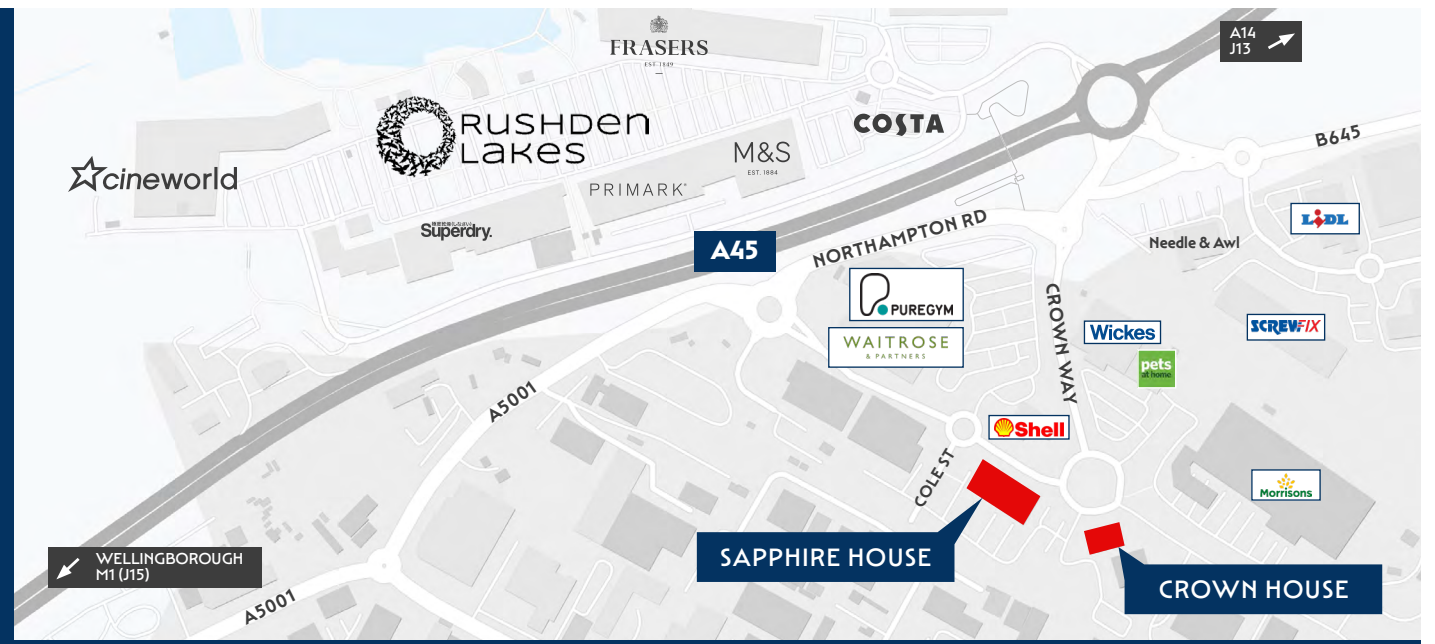
The nearest mainline railway station to Rushden is located 5 miles away in Wellingborough linking south to Bedford / Luton / Luton Parkway and London St Pancras International Station (circa 50 mins) and north to Leicester, Derby, Nottingham and Sheffield.

Rushden is located within a 60 mile radius of 4

International airports including Luton, Birmingham, East Midlands and London Heathrow.

The last 20 years have witnessed significant growth for the town, with major housing development, expansion of key employment sites such as Express Park, Crown Park and more recently one of the UK's most successful out of town retail / leisure parks, Rushden Lakes. The diversity of business operations within North Northamptonshire has ensured that it has been less susceptible to the impact of sector driven economic challenges. Whilst the location (central within the UK) has attracted logistics operations, the balance of service-industry employment has also been strong. Significant urban extensions to Rushden, Wellingborough, Kettering and Corby have and continue to provide a healthy, consistent supply of housing, from starter homes to executive housing, both in the towns and surrounding villages.

Sapphire House and Crown House within Crown Park offer employees first class working space, with ample parking, in a location served by primary infrastructure, surrounded by similar businesses and national retail and leisure facilities.





Rushden Lakes

Rushden Lakes Boardwalk



Wellingborough to St Pancras International in 44 mins



Rushden Lakes Leisure Facilities



Adjacent Waitrose / Waite & Rose Café / PureGym



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VIEWING

Strictly by appointment through the sole agent.

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