



## 4th Floor

Charles House, 61-69 Derngate, Northampton, NN1 1UE

### High-Quality Town Centre office space

**5,146 sq ft**  
(478.08 sq m)

- Town Centre location
- 8 person passenger lift
- Occupiers include: Reed, Pearson Training and Capita
- 1 mile from A45 dualcarriageway
- To be refurbished

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## Summary

<b>Available Size</b>	5,146 sq ft
<b>Rent</b>	£15 per sq ft
<b>Business Rates</b>	Upon Enquiry
<b>Service Charge</b>	Applicable - further information upon request
<b>EPC Rating</b>	Upon enquiry

## Description

Access to Charles House is via an attractive ground-floor lobby area leading to stairs and a lift providing access to all floors.

The floors are subdivided into separate suites, each with self-contained access from the central lobby areas providing direct access to the lift, stairs and shared WC facilities. The entirety of the 4th floor is available.

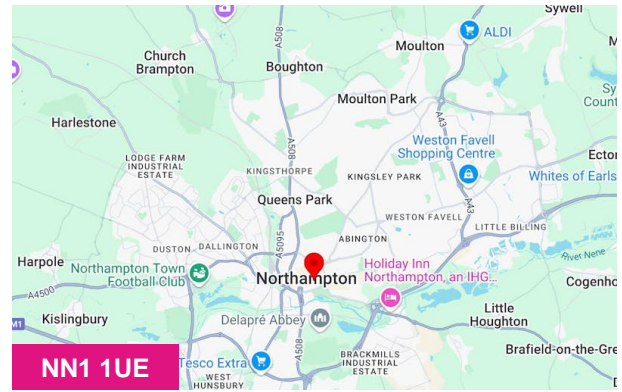
Access to the suites is via an 8-person lift, serving all floors. Male and female WCs and kitchen facilities are provided on each floor.

The suite is to undergo refurbishment

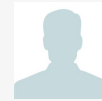
## Location

Charles House is a multi-occupied office building situated at the junction of Hazelwood Road and Derngate in the heart of Northampton Town Centre within the 'Cultural Quarter'.

Charles House is well located for access to the town's main road network and is easily accessible from the M1 motorway (J15).



## Viewing & Further Information



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