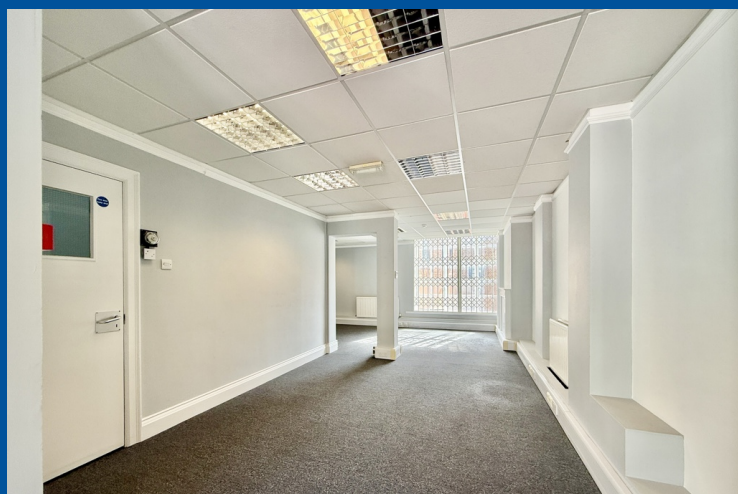


**TO LET**

807 Sq Ft



## 6 ABINGTON STREET, NORTHAMPTON, NORTHAMPTONSHIRE, NN1 2AJ

### AIR CONDITIONED CENTRAL OFFICE SUITE

- Ideal for Recruitment
- Open plan first floor space
- Meeting room on second floor
- Ample natural light



## 6 ABINGTON STREET, NORTHAMPTON, NORTHAMPTONSHIRE, NN1 2AJ

First and second floor office accommodation opening onto Northampton's prime shopping street. Double glazing to rear. air-conditioning throughout. Kitchen and separate M & F WC's on second floor. Suspended ceiling with acoustic tiles and recessed lighting throughout.

### Location

Northampton is a well-established commercial centre in the heart of Central England. The town is approximately 68 miles north of Central London, 55 miles to the south east of Birmingham and 14 miles to the north of Milton Keynes.

The population within a 20-minute drive time is 285,843 and the town's primary retail catchment extends to 467,000.

The property is centrally located in Northampton's prime shopping street.

### Accommodation

TOTAL	807	74.97
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### Services

Electricity, Water & Drainage

### Terms

The property is available on a new lease on flexible terms to be negotiated. The lease will be drawn on an effective full repairing and insuring basis and include 5 yearly upward only rent reviews.

### Legal Costs

Each party to bear their own legal costs incurred in connection with the transaction

### Additional Information

#### Rent

£10,000 Per Annum

#### EPC

C-69

#### Viewing

Viewing strictly by prior appointment with:

Stephen Chown  
src@chowncommercial.co.uk

