

TO LET

OFFICES AT 6 ABINGTON ST, NORTHAMPTON, NN1 2AJ



- First & Second floor offices 75m2 (807 Sq.Ft.)
- Access directly off Abington Street.
- Ideal for recruitment office

6 ABINGTON ST, NORTHAMPTON, NN1 2AJ

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.

Abington Street is Northampton's prime shopping street leading to the historic Market Square.

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

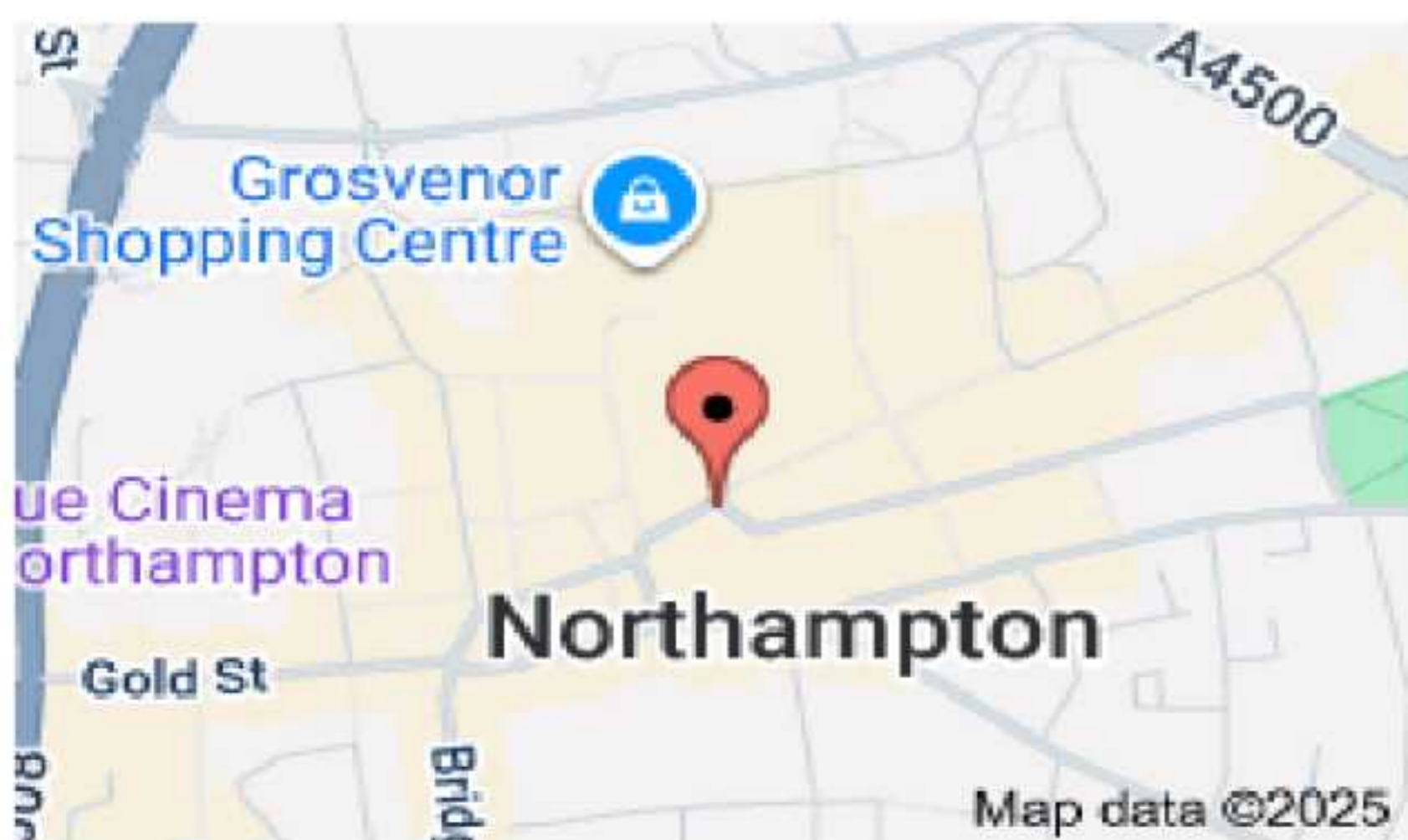
Description

Upper floor air-conditioned office accommodation

Accommodation

The premises have the following approximate dimensions and areas.

First floor	432 Sq. Ft.	40.1 m ²
Second floor	375 Sq. Ft.	34.88 m ²
Total GIA Area	807 Sq. Ft.	74.98 m²



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.

Rent

£10,000 per annum, to be paid quarterly in advance

Rates

RV: £5,600

Potentially available for Small Business Rates Relief

EPC

C Rating - 69

Legal Costs

Each party is to be responsible for its own legal costs in connection with this matter.

Viewing and Further Information

Viewing strictly by prior appointment with **Chown Commercial**.

Stephen Chown

Chown Commercial

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These particulars are issued on the direct understanding that all negotiations are conducted through Chown Commercial Ltd. The property is offered subject to contract and it still being available at the time of enquiry and no responsibility can be accepted of any loss or expenses incurred in viewing. Chown Commercial Ltd for themselves and for the vendors or lessors of this property whose agents are, given notice that;

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