

## TO LET

### THE STUDIO SQUIRREL LANE, DUSTON NORTHAMPTON NN5 6JH

#### LOCATION

The property is discretely located in the centre of Duston in a quiet position. Locally there is a range of retail, community and leisure facilities and access to the motorway network via the M1.

Northampton has good rail links with London (Euston) and Birmingham (New Street) both just over 1 hour's journey time away.

#### DESCRIPTION

A single-story building with consent for retail use.

Ground floor offices:                    66.79m<sup>2</sup>                    (c.720 sq ft)

Parking is available close by.

The office is fitted to high-quality showroom standard air-conditioning, with feature flooring, LED daylight spot lighting, under floor heating, glass partitioning, blinds etc. Security alarm, camera system and shutters.

#### TERMS

The premises are offered to let on a new lease at an initial rent of £15,000 per annum exclusive

#### RATES

Rating assessment:  
Tenant to apply for SBRR



#### EPC

An EPC is available on request.

#### PLANNING

Offices

#### VAT

The terms quoted are exclusive of any VAT that our clients may have a duty or choose to impose.

#### VIEWING

Strictly by prior appointment  
with the Sole Agent:

**CHOWN COMMERCIAL**

STEPHEN CHOWN

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