



HOWKINS &
HARRISON

To Let

First floor office suite, 8b Bassett Court, Loake Close,
Northampton, NN4 5EZ

£16,000 per annum exclusive

- First floor office suite available in a sought after business location
- 109.46 sq. m./1,177 sq. ft.
- Allocated car parking spaces
- Air conditioning to all office areas
- Excellent travel links M1/A45 and close to the train station

Howkins and Harrison on 01788 564 678
Please contact the Commercial Department
Email: commercial@howkinsandharrison.co.uk

Air Conditioned first floor office suite in a sought after business location

Description

The accommodation comprises a two-storey office property providing two self contained office suites with communal kitchen and WC facilities located on the ground floor. The first floor suite is available and includes category 2 lighting and a dedicated fibre broadband connection offering 100 meg upload and 100 meg download speeds.

The accommodation comprises of an open plan office area with 3 separate office/meeting rooms all with air conditioning installed, they all have good quality carpet flooring, painted plaster walls and an acoustic tiled ceiling with suspended lighting and electric storage heaters. The suite has UPVC double glazing throughout providing excellent natural light.

The property has been measured in accordance with the RICS code of measuring practice and provides the following approximate Gross Internal Area:

Accommodation	SQ. M.	SQ. FT.
Offices	109.46	1177

The property is located on Grange Park which is accessed directly off Junction 15 of the M1 Motorway. The property is approximately quarter of a mile distant from the junction and sits within the office development known as Bassett Court. The surrounding occupiers include The Holiday Inn, Campanile Hotel and Harvester restaurant. Grange Park is a sought after and well recognised office and commercial location and has a number of other amenities to include a local centre including a Co-op supermarket and nursery this being approximately half a mile distant.

The property has excellent accessibility to the motorway network as well as the A45 leading directly into Northampton Town Centre and the surrounds.

Price

£16,000 per annum exclusive

Tenure

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Utilities

We are advised that mains services are connected to the property, including mains water, drainage and electricity and confirm that the Tenant will be responsible for the payment of all services from the date of access

The estate also has the benefit of Tesla superchargers.

We would advise interested parties to undertake their own enquiries as to the adequacy and availability of these services, which have not been tested or verified by Howkins & Harrison LLP.

Service Charge

The suite is available for a term of years to be agreed and is subject to an estate service charge.

Business Rates

The suite has a rateable value of £11,500 and therefore qualifies for 100% small business rates relief.

EPC

B33 expiry 11/02/2033

Planning

The property has planning permission for 'E' Use Class. Interested parties are invited to make their own enquiries with West Northamptonshire Council planning department on 0300 126 7000.

Viewings

Strictly by prior appointment with sole agents Howkins & Harrison LLP on 01788 564 678

Please contact the Commercial Department
Email: commercial@howkinsandharrison.co.uk

Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.





