

01536 483400

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OFFICE – TO LET

Eddisons

Incorporating Budworth Hardcastle



**UNIT 4 BASSETT COURT, LOAKE CLOSE, GRANGE PARK, NORTHAMPTON,
NORTHAMPTONSHIRE, NN4 5EZ**

Rent: £23,000 per annum exclusive

Size: 1,810 sq ft (168.14 sq m)

- Established office location
- Adjacent to Junction 15 of the M1 giving excellent access to surrounding motorway network
- Excellent parking 9 spaces (1:201 ratio)
- Modern two storey premises

LOCATION

Grange Park is a mixed business and residential area just off the M1 approximately 2 miles south of Northampton town centre.

The subject property is immediately adjacent to Junction 15 of the M1 and forms part of the Grange Park employment area where occupiers include Amazon, John Lewis and Barratt.

Also nearby facilities are hotels for the Holiday Inn, Campanile Hotel and Restaurant, and Harvester, plus a district centre anchored by the Co-op convenience store and with café's, a nursery and the George Inn.

DESCRIPTION

The property is a modern mid terrace two storey office building of traditional cavity brick construction under a tiled roof with UPVC double glazed windows.

Internally the property is fitted out with a ground floor kitchen with the office area being largely open plan with two partitioned offices and store demarcated within and the first floor is fully open plan.

The offices have suspended ceilings, a mixture of CAT 2 and LED lighting, electric panel heating and has male and female wc's.

Within the landscaped environment externally, there are 9 parking spaces demised with the premises. This gives an excellent ratio of 1:201 sq.ft.

SERVICES

We understand that electricity, water and mains drainage are connected to the property.

ACCOMMODATION

The accommodation has been measured on a net internal area basis as follows:

| | | |
|---------------|--------------|--------------|
| Ground floor: | 822 sq.ft. | (76.40 sqm) |
| First floor: | 988 sq.ft. | (91.74 sqm) |
| TOTAL: | 1,820 sq.ft. | (168.14 sqm) |

PLANNING

The property has been used as offices and has been in accordance with the previous Class B1 of the Town & Country Planning (Use Classes) Order 1987 recently amended to Class E.

Any prospective occupier should make their own enquiries to West Northamptonshire Council on 03000 126 7000.

RENT

The rent will be £23,000 per annum exclusive.

VAT

All figures quoted are exclusive of VAT that will be applicable.

LEASE TERMS

The property is held on an existing lease that commenced on the 30th November 2015 and expires on the 29th November 2025. The property is excluded from The Security of Tenure Provisions (Sections 24-28) of the LTA 1954 Act and is held on a full repairing and insuring basis subject to a Schedule of Condition. Further details available from the agent.

RATES

The rateable value identified from the Valuation Office website is £21,750.

The small business rate multiplier for properties below a rateable value of £51,000 for the financial year 1st April 2024 – 31st March 2025 is 49.9p in the £. This will give a rates payable figure assuming no relief or premium of £10,853.25.

Any prospective occupier should check the details with the West Northamptonshire Council on 03000 126 7000.

TENURE

The property is available by way of assignment or a sub lease. Possibilities of a new lease will be given subject to negotiation.

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to a transaction being completed.

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

EPC

The property has a current EPC rating of D/97.

VIEWING

Strictly via the Agents Eddisons:

Gilbert Harvey: Gilbert.Harvey@eddisons.com
01604 604070 or 07730 416962

Amanda Lawrence: Amanda.Lawrence@eddisons.com
01536 483400 or 07814 739051

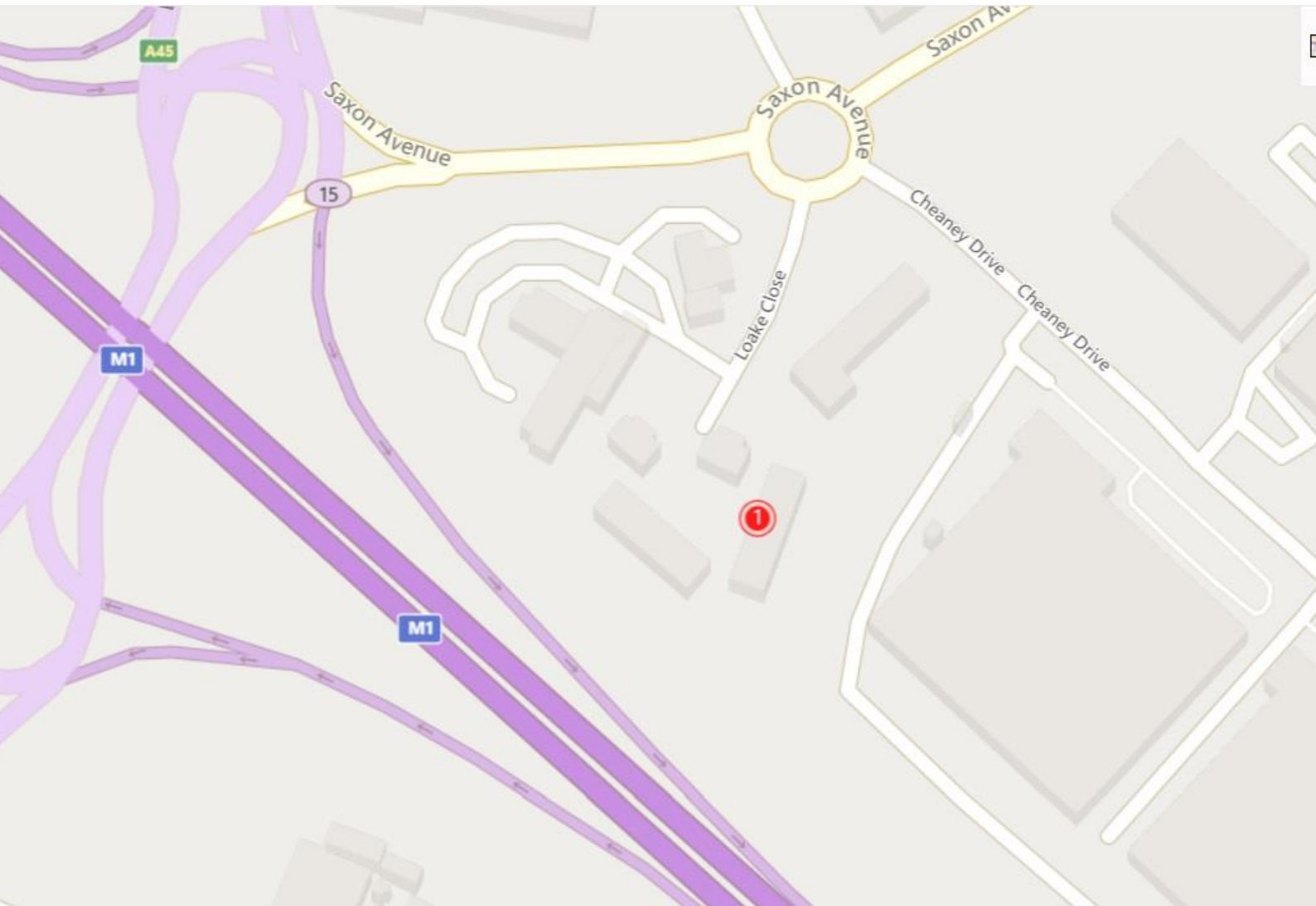
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Important Information

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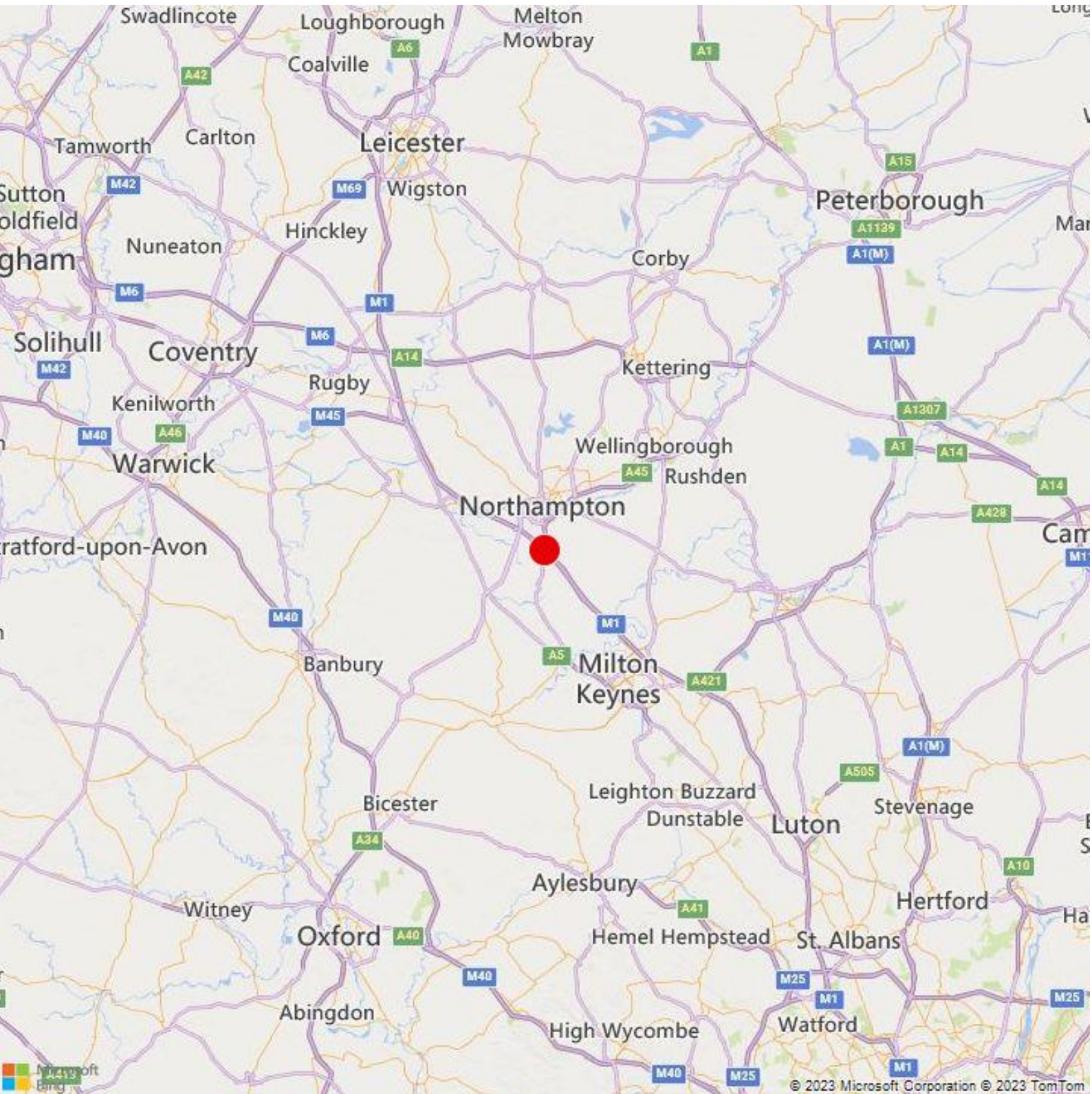
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