

01536 483400

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OFFICE – TO LET

Eddisons

Incorporating Budworth Hardcastle



**7A BASSETT COURT, LOAKE CLOSE, GRANGE PARK,
NORTHAMPTON, NN4 5EZ**

Rent: £18,000 per annum exclusive

Size: 1,200 sq.ft. (111.48 sqm)

- Sought after established office location.
- 100 meg upload and download dedicated fibre line.
- 6 allocated car parking spaces.
- Adjacent to J15 of the M1 giving excellent access to the surrounding motorway network.

LOCATION

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

The subject property is approximately a quarter of a mile from the M1 Junction 15 and forms part of the Grange Park employment area where occupiers include John Lewis, and Amazon. The surrounding occupiers include the Campanile Hotel and Harvester restaurant.

DESCRIPTION

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

The accommodation comprises the entire first floor being fitted with air conditioning, LED lighting, suspended ceilings, carpeting, perimeter trunking with Cat 5 cabling with a broadband speed of 100 Mbps. The space is largely open plan with a partitioned meeting room/office to one end.

There are male and female WC's on the ground floor together with a kitchenette, Both of which are shared with the ground floor tenant.

There are 6 demised car parking spaces.

SERVICES

Mains electricity, water and broadband are connected to the premises.

Eddisons have not tested any of the incoming services and interested parties are advised to make their own enquiries in this regard.

ACCOMMODATION

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

1,200 sq ft 111.48 sqm

PRICE

The asking rent will be £18,000 per annum plus VAT.

VAT

We understand that VAT will be charged on the rent.

RATES

The rateable value identified from the Valuation office website is £14,250.

The small business rates multiplier for properties below a rateable value of £51,000 for the financial year 1st April 2024-31st March 2025 is 0.499p in the £. This will give a rates payable figure assuming no relief or premium of £7,110.75.

Any prospective occupier should check the details with West Northamptonshire Council on 0300 126 1000.

TENURE

Leasehold.

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

LEGAL COSTS

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

EPC

The property has an EPC rating of

VIEWING

Strictly via the agents Eddisons:

Contact: Amanda Lawrence
Tel: 01536 483400
Email: Amanda.Lawrence@eddisons.com

Contact: Gilbert Harvey
Tel: 01536 483400
Email: Gilbert.Harvey@eddisons.com

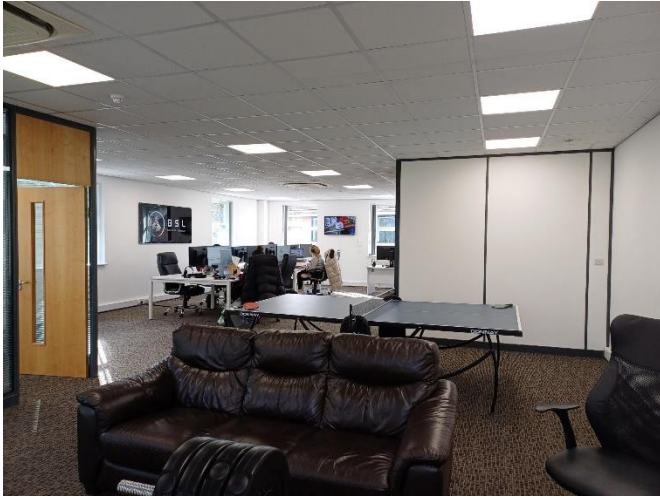
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Important Information

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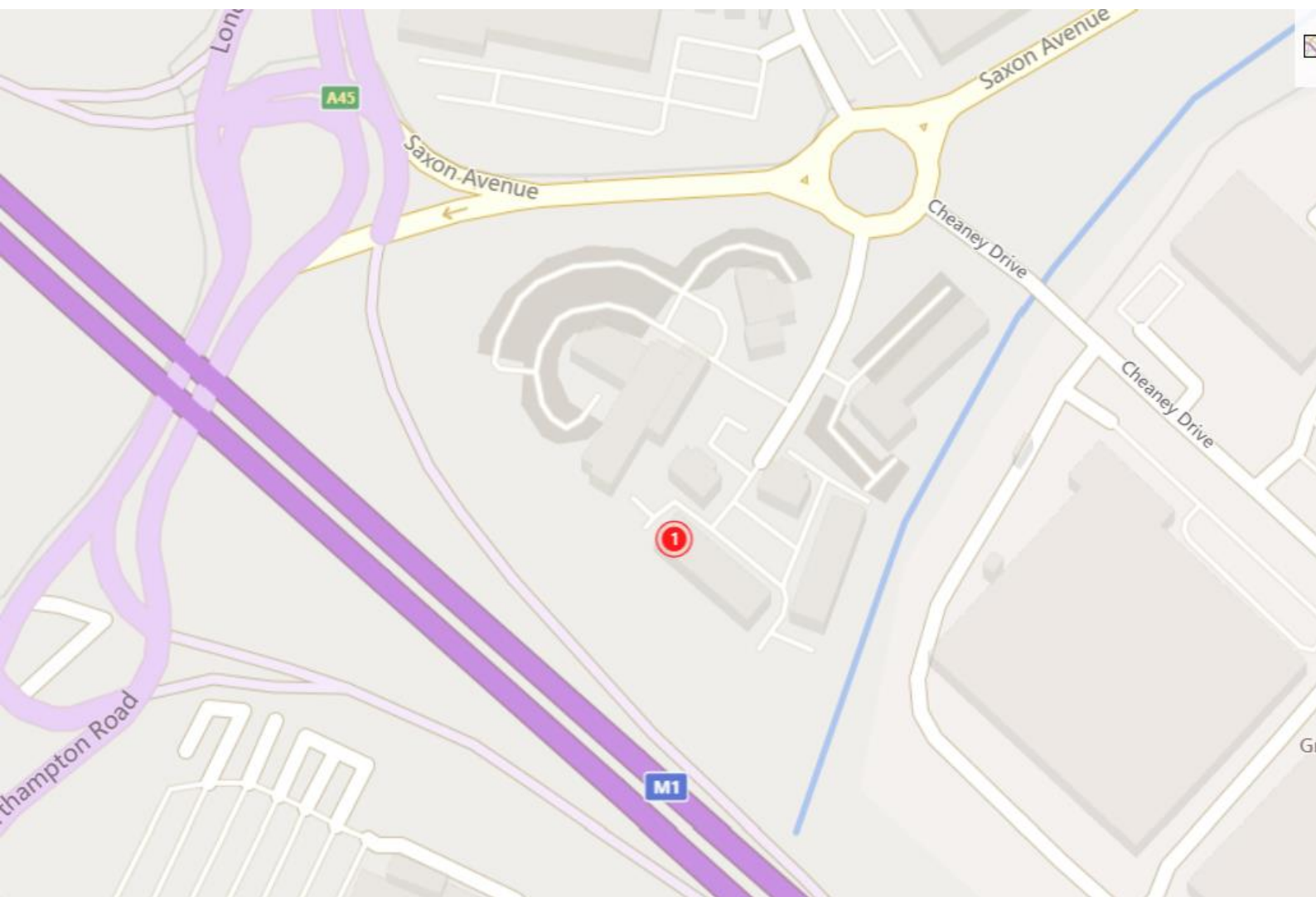
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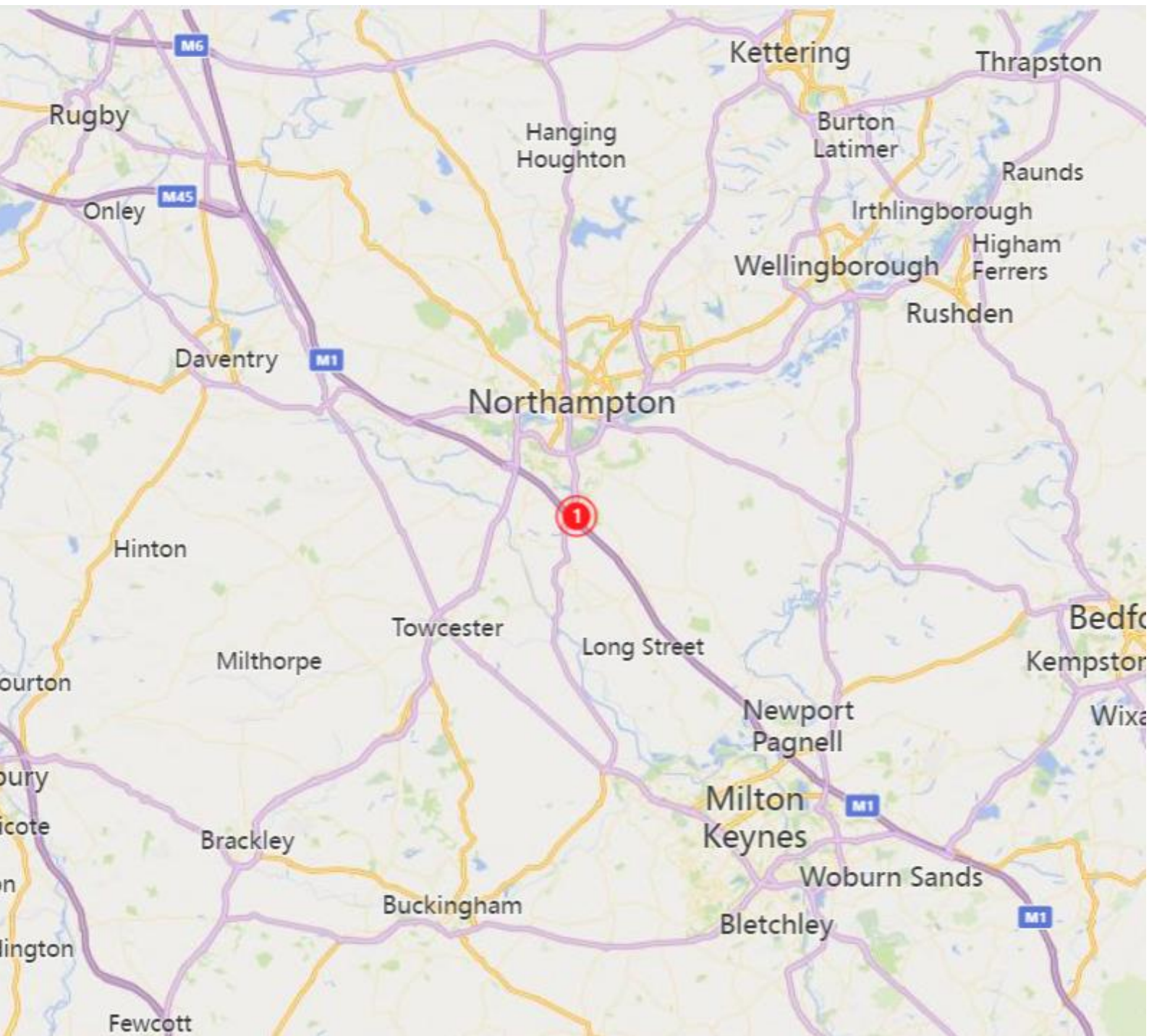
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