

5 THE LAKES

The Lakes Business Park, Northampton, NN4 7SH



Key Highlights

- 7,086 - 49,882 sq ft (658 - 4,634 sq m)
- Self-contained HQ Building
- Grade A specification
- Business Park location
- Adjacent to M1 motorway
- VRF air conditioning
- Suspended ceilings with LED lighting
- Shower facilities
- Excellent on-site parking provision
- Flexible terms available

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Location

The Lakes Business Park is situated approximately 3km (2 miles) to the south east of Northampton town centre and is regarded as the town's premier office location which has been successful in attracting major occupiers including Northamptonshire County Council and MacIntyre Hudson as well as offering a Premier Inn hotel and Lakeside Public House.

The subject property is situated just off the A428 Bedford Road, which connects directly with the A45 dual carriageway approximately 3km (2 miles) to the north. Local bus services provide access to Northampton town centre, Bedford and Brackmills Industrial Area.

Accommodation & Specification

The property comprises a Grade A headquarters office building arranged over ground and two upper floors in two wings around a central atrium.

	SIZE (SQ FT)	SIZE (SQ M)
2nd Floor	16,750	1,556
1st Floor	16,602	1,542
Ground Floor	15,399	1,431
Reception	1,131	105
Total	49,882	4,634

*Suites available from 7,086 sq ft

The building benefits from an excellent specification including:

- VRF air conditioning
- Raised access floors
- Suspended ceilings with LED lighting
- Male and female WCs in each wing
- Four disabled WCs in total
- Shower facilities

EPC

The property has an EPC rating of B (44).

Lease Terms

The property is available to let as on a floor by floor basis on new full repairing and insuring lease terms to be agreed.

Rent

£18.50 per sq ft per annum exclusive.

Service Charge

A service charge of £8.06 per sq ft will be levied toward the cost of the maintenance of the common areas of the estate.

Business Rates

The Tenant will be responsible for the payment of Local Authority rates. These are estimated at £4.24 per sq ft payable. We recommend that interested parties make their own enquiries to the local authority.

VAT

VAT is payable at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Website

<https://search.savills.com/property-detail/gb0437188531>



Contact

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