



WATERSIDE WAY

NORTHAMPTON

NEW GRADE 'A' OFFICE DEVELOPMENT

LOCATION

Waterside and The Lakes is regarded as the town's premier office location and has been successful in attracting major occupiers including Shoosmiths, Opus Energy, MacIntyre Hudson David Williams IFA, Car Shop, Handelsbanken, Redrow, Barclays, Barwood Capital and Howes Percival as well as offering a Holiday Inn hotel and Lakeside Public House.

Waterside, The Lakes is situated just off the A428 Bedford Road which connects directly with the A45 dual carriageway approximately 2 miles to the south east of Northampton town centre. The site forms part of the town's dominant commercial area, which also includes Northampton Business Park and the Brackmills Industrial Estate immediately to the south.



OCCUPIERS:

1. PERSIMMON
2. TOLLERS
3. BARWOOD CAPITAL
4. REDROW HOMES
5. HOWES PERCIVAL
6. HAINES WATTS
7. TRAVIS PERKINS
8. OPUS ENERGY
9. SHOOSMITHS
10. HANDELSBANKEN

DESCRIPTION

The latest phase of development at Waterside Way included two new bespoke office buildings for occupiers David Williams IFA and Car Shop (Sytner).

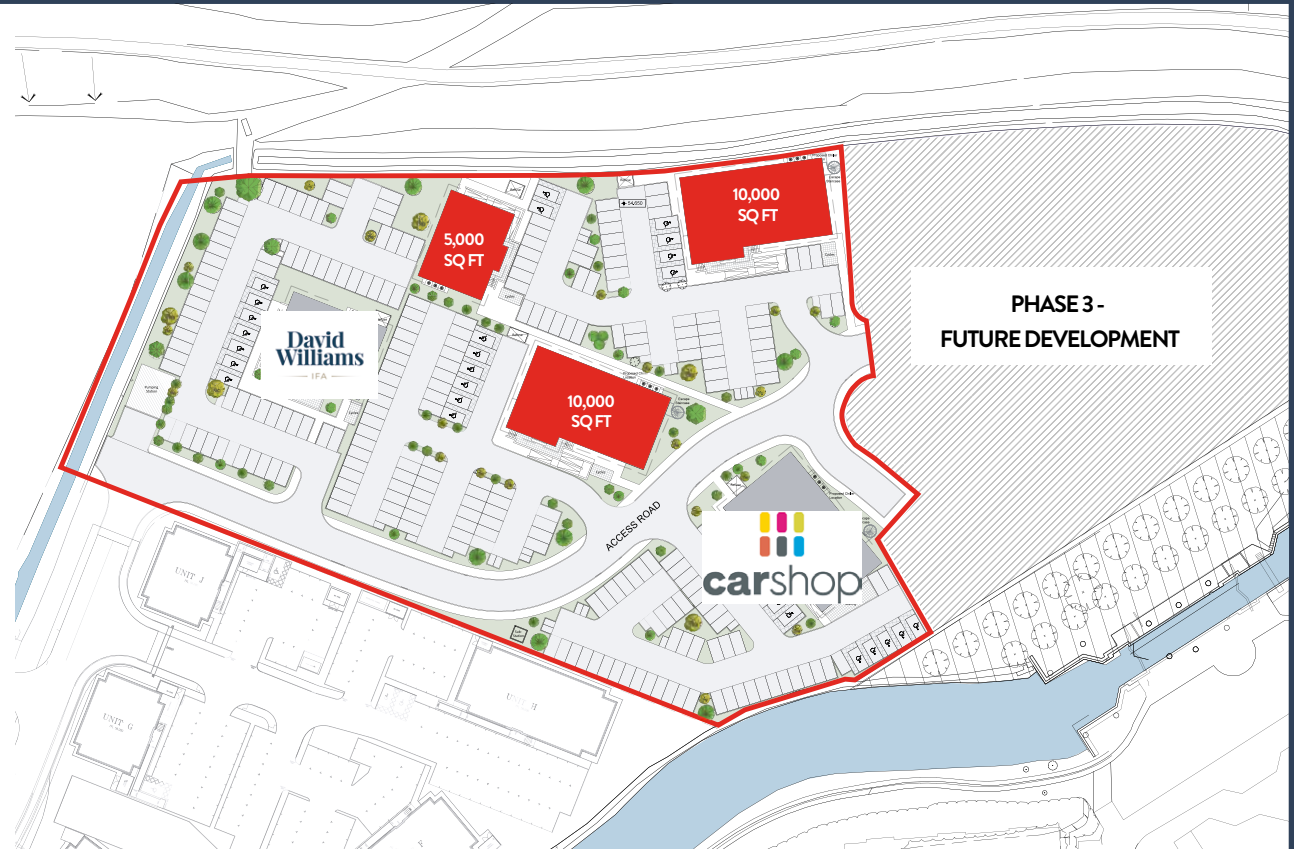
Other occupiers at Waterside Way include Barclays, Redrow Homes, Handelsbanken, Persimmon Homes, Amey and Northants Chamber of Commerce.

Detailed planning permission is approved for the delivery of the remaining three buildings as part of this phase.

Waterside, The Lakes is currently one of the only deliverable office schemes in Northampton which could be completed and available for occupation within 18 months.

A final 3 acres of development land on Phase 4, accommodating a further 80,000 sq ft of office space, will complete the scheme.

St Clair Investments have so far completed in the order of 100,000 sq ft of high quality office space on Phases 1 & 2.



ACCOMMODATION

The development of new Grade A offices will be delivered in two-story office buildings comprising the following:

B1	5,000 sq ft	465 sq m
B2	10,000 sq ft	929 sq m
B3	10,000 sq ft	929 sq m

The offices can be combined to create a larger building to suit requirements, subject to planning.



VRF AIR
CONDITIONING



CAR PARKING
(1:250 SQ.FT)



ENERGY EFFICIENT
LED LIGHTING



FULLY CARPETED
THROUGHOUT



SUSPENDED
CEILINGS



FULL ACCESS
RAISED FLOORS



DESIGN FOR
OCCUPATIONAL
DENSITY OF 1:10M²



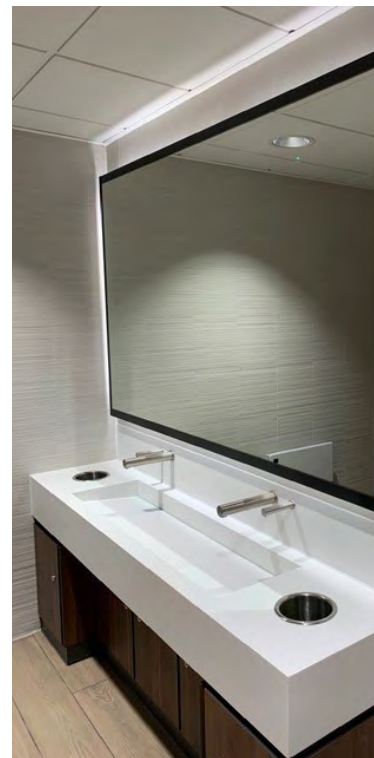
8 PERSON
PASSENGER LIFT



MALE & FEMALE WCS,
A DISABLED WC AND
SHOWER FACILITIES



Indicative finishes





WATERSIDE WAY

NORTHAMPTON

FURTHER INFORMATION

For a bespoke package and pricing please contact the joint agents:

CHRIS DRUMMOND

01604 604020
chris@tdbre.co.uk

JACK BROWN

01604 604020
jack@tdbre.co.uk

IAN LEATHER

01908 061261
ianleather@brayfoxsmith.com

JOSS BURROWS

07342 341727
jossburrows@brayfoxsmith.com

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 05/22