



WINDSOR HOUSE CLIFTONVILLE NORTHAMPTON NN1 5BE

Prestigious second
floor office suite

TO LET

2,638 sq ft (245 sq m)
approx.

- An opportunity to lease a refurbished second floor office suite in this prestigious building itself having undergone refurbishment
- Comprising large open plan area
- Self-contained office suite benefiting from new suspended ceilings, lighting, heating, comfort cooling and carpeting throughout
- 8 allocated car parking spaces

TO LET ON COMPETITIVE TERMS



Indicative office

LOCATION

The premises are situated within Windsor House which forms part of a modern courtyard office scheme fronting Cliftonville, within close proximity to the junction with Billing Road. The town centre is within easy walking distance.

Cliftonville is one of the main business districts within Northampton, approximately half a mile east of the Town Centre, and offers good access to Junction 15 of the M1 Motorway (approximately 5 miles via the A45/A508).

DESCRIPTION

A recently refurbished second floor office suite including:

- New carpets
- Suspended ceiling
- Comfort cooling
- Heating and lighting
- Open plan offices
- WC facilities and passenger lift
- 8 allocated car parking spaces

ACCOMMODATION (approx. net internal)

Second Floor 2,638 sq ft (245 sq m)

LEASE TERMS

Available on a new competitive lease. Terms on application.

RATES

The rateable value is £24,250.

Rates payable for the current financial year is £11,907.

Interested parties must verify that this information is correct, by enquiring on 01933 231691.

EPC

The offices have an EPC rating of D89. A certificate is available on request.



SERVICES

It is believed that mains electricity, water, gas and drainage are connected to the property. A service charge covers the costs of heating, electricity, external maintenance and the cleaning of WC's and common areas.

LEGAL COSTS

Each party to bear their own legal costs involved in the transaction.

VIEWING

Please contact the agents for further information:

OLIVER THOMPSON & CHRIS DRUMMOND



www.tdbre.co.uk

oliver@tdbre.co.uk / chris@tdbre.co.uk

BEN COLEMAN



www.bencolemanassociates.co.uk

ben@bencolemanassociates.co.uk

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. 09/19