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**GRAFTON HOUSE | PURY HILL BUSINESS PARK | NR TOWCESTER  
NORTHANTS | NN12 7LS**

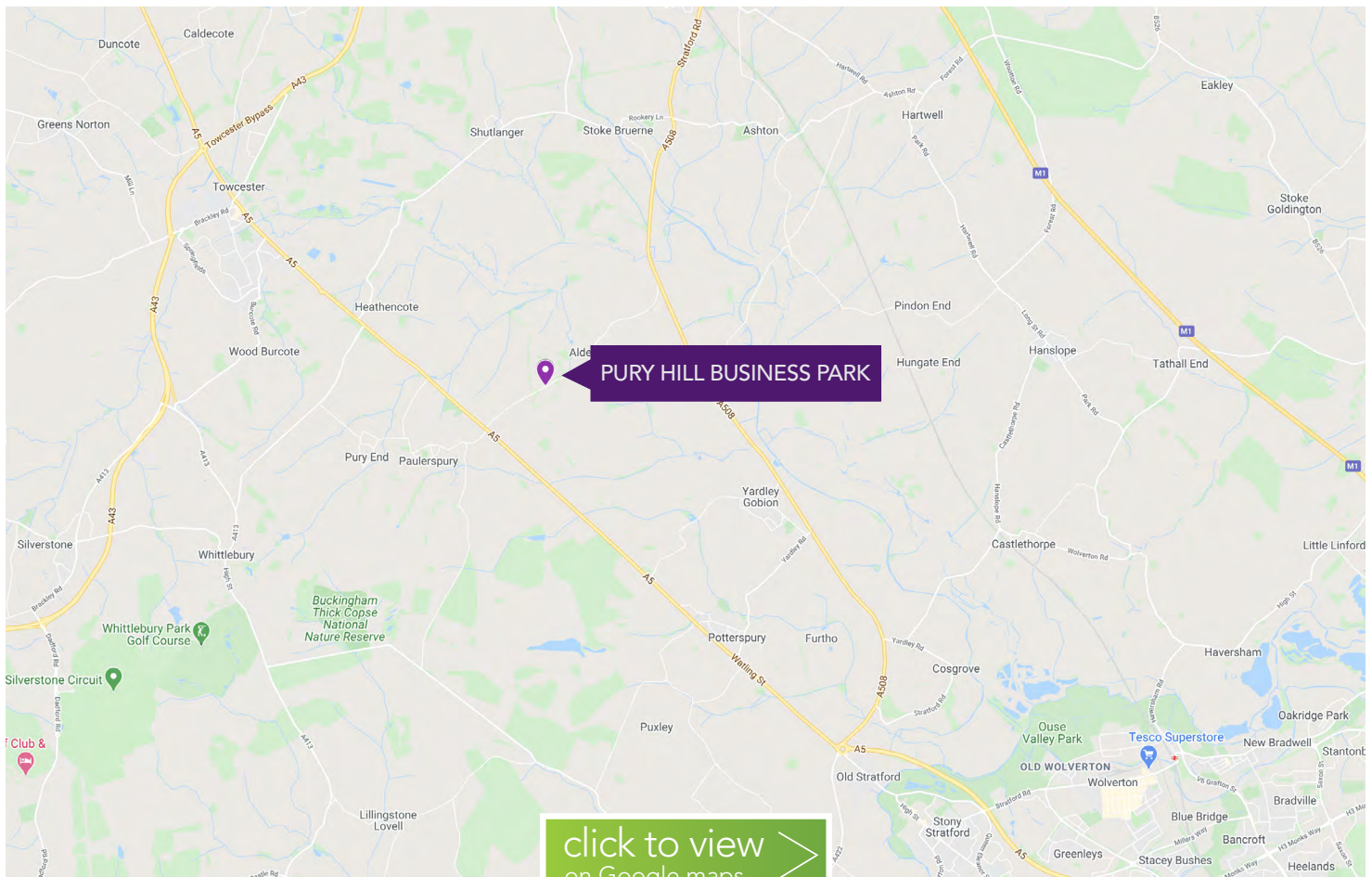
## BRAND NEW OFFICE CONVERSION

305.46m<sup>2</sup> / 3,288 sq ft to  
709.11m<sup>2</sup> / 7,633 sq ft

- Two storey detached character property made from reclaimed materials.
- Balcony access with garden views.
- Air-conditioned, raised floors, LED lighting.
- Located on well-established rural business park.
- Park facilities include bistro and gym.







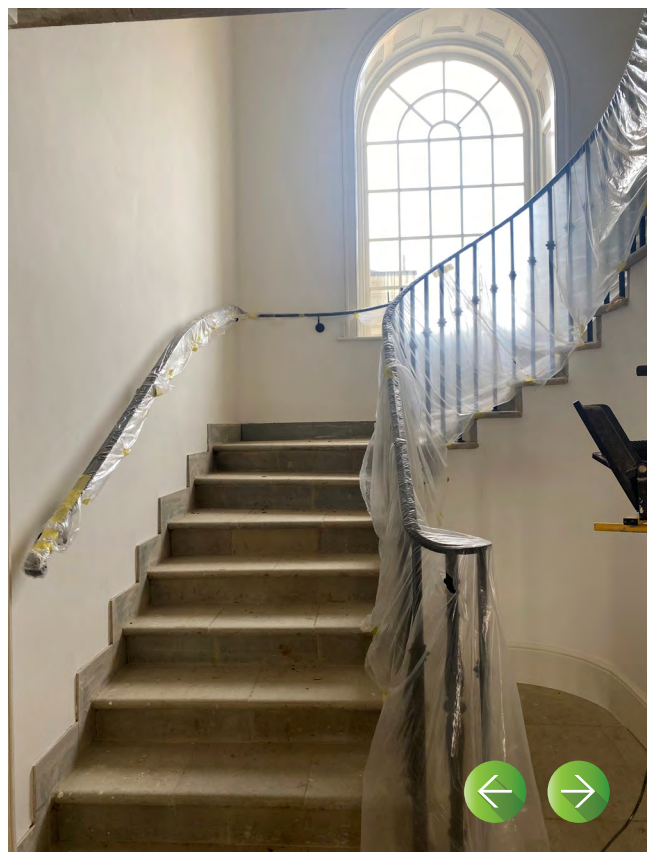
## Location

Pury Hill Business Park is a well-established rural office centre located 10 miles equidistance from Milton Keynes (A5) and Northampton with junction 15 of the M1 only 6 miles away. The village style park benefits from on-site facilities including bistro, gymnasium and its location offers countryside walks within the immediate vicinity. The rural location however is not at the expense of broadband speed as the site has its own dedicated high-speed fibre connection (2 times 1Gbps) plus IT support.

## Description

Grafton House is a mostly new build premises wrapped around the original farmhouse core. It is constructed from high quality reclaimed materials in a Georgian style whilst still recognising the modern and ecological needs of occupiers. The accommodation is available as a single HQ or on a floor by floor basis, subject to negotiation.

The floor areas are predominantly open-plan around the central core (stairwell, kitchen, WC's) and can be configured to suit occupier's needs such as additional meeting rooms, hot desking etc.

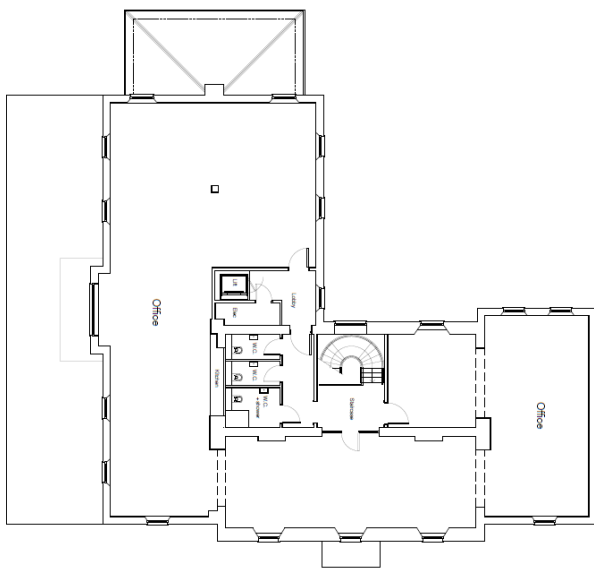




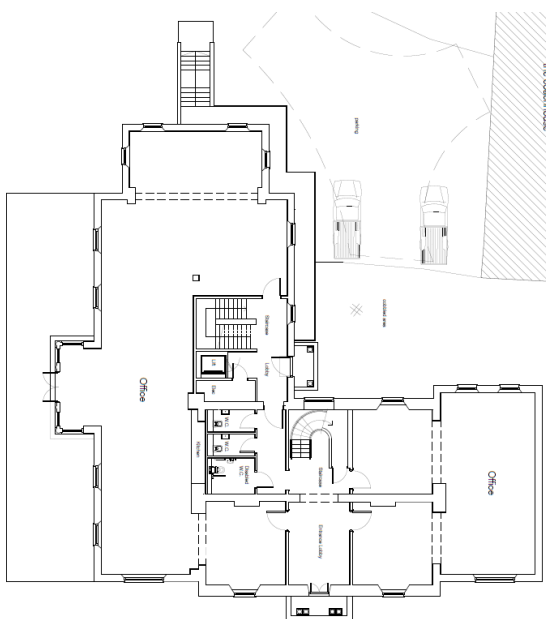


## Floor Areas

	Net internal floor area (m <sup>2</sup> )	Net internal floor area (sq ft)
Ground Floor	305.18	3,285
First Floor	305.46	3,288
Lower Ground	80.92	871
Reception	17.56	189
<b>TOTAL</b>	<b>709.12</b>	<b>7,633</b>



1st Floor Plan



Ground Floor Plan

## Building Features

- ✓ Solid plastered walls incorporating paneled woodwork, original marble fire places and reclaimed feature brickwork, timbers and quarry tiles.
- ✓ Carpeted and fully networked with stone floors
- ✓ 2x generous kitchen areas with dishwasher, fridge, microwave and island
- ✓ 7x WC, one with shower
- ✓ Storage cupboards
- ✓ DDA Compliant lift to all three floors
- ✓ Full climate control
- ✓ 2 x attic storage areas, 2x under stairs storage cupboards

Fire alarm system and wired for an intruder alarm.

## Rent

The property is available in a variety of configurations with a quoting rent of £22psf per annum + VAT or as a whole at £20psf per annum + VAT.

## Energy Performance Certificate

Available soon and on request.

## Business Rates

The property has yet to be assessed for business rates but an estimate based upon other properties on the park is available on request.

## VAT

All rents, prices and premiums are stated exclusive of VAT.

## Viewing and further information:

Graham Young



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Graham Young

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