

MERIDIANHOUSE POINT 15

GRANGE PARK | NORTHAMPTON | NN4 5EJ



TO LET

HIGH QUALITY 'GRADE A' OFFICES 2,955 SQ FT APPROX (274.5 M²)

- Open plan ground floor accommodation
- Superb modern working environment with a high specification
- Full raised access flooring, comfort cooling and LG3 lighting
- 11 dedicated car parking spaces

LOCATION

Point 15 Office Park is situated approximately one minute from Junction 15 of the M1 motorway, and is approximately 5 minutes from Northampton Town Centre with dual carriageway access to all major routes to and from the town.

Occupying an almost equidistant location between London and Birmingham, ease of access to the M25, M40 and M6 motorways is offered, together with the A1 and A14 to the east. Four international airports are accessible within 1 hour 15 minutes, together with mainline railway services from both Northampton and Milton Keynes to London, 60 minutes and 45 minutes approximately respectively.

DESCRIPTION

Meridian House is a high quality, two storey office building offering a superb working environment with full access raised flooring, comfort cooling and LG3 lighting. 11 dedicated on site car parking spaces are provided.

SPECIFICATION

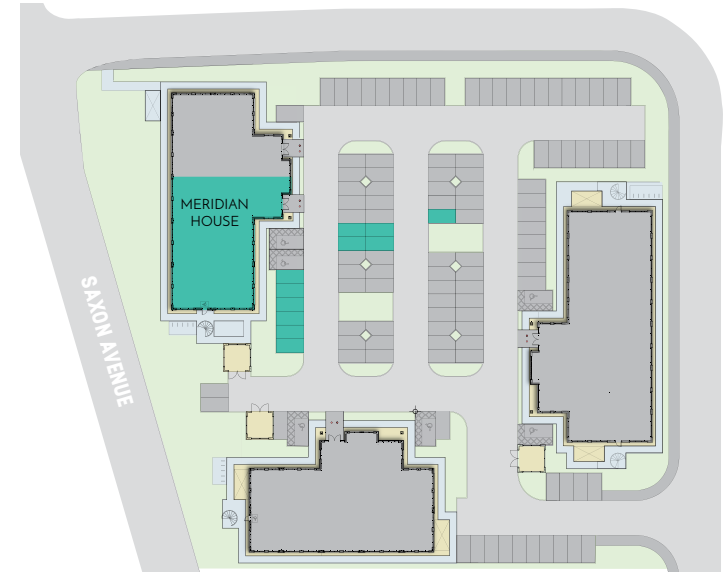
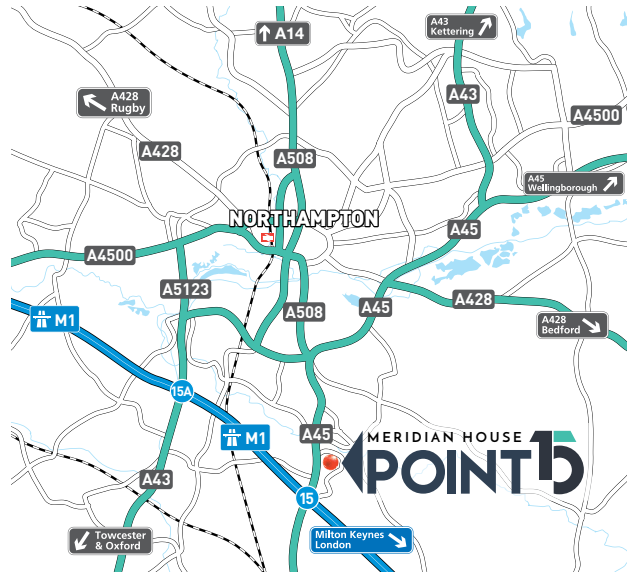
- Open plan ground floor accommodation
- Comfort cooling
- High specification LG3 lighting
- Fully accessible raised access floors
- Male/female wc's to each floor
- Shower facilities & lift
- 11 car parking spaces
- Fully managed and maintained estate landscaping

ACCOMMODATION

Ground Floor 2,955 sq ft (274.5 sq m)

EPC

The property has an EPC rating of C(71). Certificate available on request.



TERMS

The property is available on new FRI lease terms on application.

VIEWING AND FURTHER INFORMATION

For viewing and further information, please contact the joint sole agents:

JOE SMITH / NICHOLAS ROBERTS

CHRIS DRUMMOND

jsmith@drakeandpartners.co.uk
nroberts@drakeandpartners.co.uk

chris@tdbre.co.uk

LEGAL COSTS

Each party to be responsible for payment of their own legal costs.

BUSINESS RATES

Rateable Value - £37,750 for the ground floor.
 Interested parties are advised to make their own enquiries to the Local Authority.

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, dimensions, references to conditions, 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. 11.18.