

MAPLE COURT OFFICES

Collingtree Road, Northampton, NN4 0NB



5 mins /
1.5 miles
to M1 - J15



1,650 sq ft - 3,300 sq ft

(153 sqm - 306 sqm)

**NEW BUILD RURAL OFFICES
FOR SALE / TO LET**

New Build Rural, Ground Floor Office Suites – FOR SALE/TO LET

- Available as a whole or in two separate units.
- Newly built to a high specification using local contractors.
- High Energy Efficiency Standards with EPC of A.
- Electric Car Charging Points.
- Attractive rural settings.



Location

Northampton is one of England's fastest growing towns and is the strategic location for many national organisations as their central hub for business. Northampton has excellent rail and road communications, with hourly train services to London and road links to the M1 at Junctions 15, 15a & 16 and additionally to the A14 in the North.

Maple Court is situated 1.5 miles north-west of Junction 15 of the M1 in close proximity to one of Northampton's most affluent areas. Milton Keynes is 25 minutes' drive time away.

The property is located on Collingtree Road, just outside the village of Collingtree. Collingtree links directly onto the A45 running north to Central Northampton and the A508 and south to the M1 – J15 and Milton Keynes.

Description

The property comprises:-

- New Build Office
- Available as a whole or as half
- Open Plan accommodation
- 12 dedicated car parking spaces
- Comfort Cooling
- New recessed LED Lighting
- Cycle Storage
- Fitted kitchens
- W/C facilities
- Suspended ceilings
- Amazing local scenery
- Electric Car Chargers
- High Energy Efficiency Rating

Accommodation

The property has been measured on a Gross Internal Area basis and is 3,300 sq ft (306 sq m).

Rates

The property is to be assessed by the rating authority. Interested parties are advised to make their own enquiries by contacting the Local Authority,

EPC

EPC – A21



VAT

The ingoing tenant will be responsible for the payment of any VAT.

Utilities

The tenant will be responsible for Utility costs.

Legal Costs

Each party will be responsible for their costs.

Anti-Money Laundering

TDB Real Estate are obligated to comply with the EU's 5th Money Laundering Directive. For further information visit www.tdbre.co.uk/anti_money_laundering/.

RENTS & PRICES

Price

The property is available as a whole or as a half.

We are quoting a price of **£860,000 (Eight Hundred and Sixty Thousand Pounds)** for the entire property.

Lease

The property is available as a whole or as a half.

A new effective FR&I lease on the whole is to be negotiated at a rent of **£66,000 per annum** exclusive.

Viewing

Viewing and further information via the Sole Agents:



Chris Drummond
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Oliver Thompson
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