



## Unit 4c

4 Cygnet Drive, Swan Valley, Northampton, NN4 9BS

**Modern two storey office  
close to M1 Junction 15a**

**1,665 sq ft**  
(154.68 sq m)

- Comfort cooling throughout
- Kitchenette / staff facilities
- Fully accessible and cabled raised floors
- 2 minutes drive from M1
- Open plan offices on ground and first floor

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## Summary

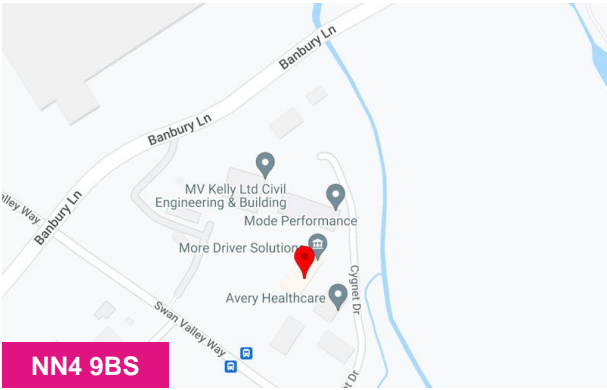
Available Size	1,665 sq ft
Price	£425,000
Business Rates	N/A
Service Charge	To be confirmed
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	To be confirmed
EPC Rating	Upon enquiry

## Description

The property is within a terrace of four office units and is arranged over two floors. Constructed in brick with aluminium double glazed window casements and located on a secure gated development, the property benefits from six private car spaces plus unrestricted on-road parking.

## Property Highlights / Amenities

- Build Status: 2nd Hand - Existing
- Planning Status: Planning Consented
- Furnishing: Partially furnished
- Fitout Quality: Plug & Play
- Period features with character: No
- Self-contained: Yes
- Fitout Condition: Fitted
- Fitout Comment: Ready for immediate occupation
- Floor to ceiling glazing: No
- Build Date: 2008
- Frontage: Hard
- Type: Terraced
- Frame: Steel Portal
- Cladding: Brick
- Security description: Gated and fenced development
- Full Access Raised floors: Yes
- Floor Type: Under floor trunking
- Good ceiling height: Yes
- Ceiling: Suspended Fibre Panel ceiling
- Air conditioning: Yes
- Air Handling: Other - ceiling mounted comfort cooling



## Viewing & Further Information



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- Excellent natural light: Yes
- Lighting: Yes
- Services: Metered
- Electricity: Single Phase
- Gas: No
- Accessible WCs: Yes
- Kitchen: Yes
- Male and female WCs: Yes
- Car Parking: Yes
- Total parking spaces: 6
- Parking Type: Surface level
- Road: Closest Major Junction 1: M1 Junction 15a
- Travel Time/Distance: 2
- Hours of use (deliveries): 24/24

Location

The property is located on Cygnet Drive, just off Swan Valley Way, south west of Northampton town centre. The property lies within close proximity to Junction 15A of the M1 Motorway.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - office	832	77.30	Available
1st - Office	832	77.30	Available
Total	1,664	154.60	