

Office 13B Basset Court Grange Park Northampton NN4 5EZ

Offices

To Let - Self Contained Office

Extending to 920 sq. ft.

Well Appointed High Quality Office Accommodation With Allocated Parking



**Unit 13B
Basset Court
Grange Park
Northampton
NN4 5EZ**

- + Fully refurbished office
- + Office village setting with district retail centre
- + Adjacent to Junction 15 of the M1
- + Self contained office
- + 5 Allocated car parking spaces
- + Flexible lease options available
- + Available from the 1st August 2020

Hough Gould
David Hough/ Laura Harding
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+ Location

Grange Park is situated adjacent to junction 15 of the M1 motorway to Northampton providing motorway links to the A14 and M6. Basset Court is located at the entrance to Grange Park off Loake Close immediately adjacent to the Holiday Inn Express, Harvester pub/restaurant and Campanile Hotel

Additional facilities on Grange Park include a district retail centre containing a supermarket, doctors surgery, dentist, library, nursery. Other nearby facilities include a golf club and health club.

+ The Property

Unit 13B is on the first floor of Unit 13 and is finished to a high specification to include:

- + Suspended ceilings
- + Recessed category II lighting
- + Perimeter trunking
- + Double glazing
- + Carpeted throughout
- + Shared Kitchen
- + Fire and security alarms
- + Allocated car parking spaces

+ Accommodation

The property is available as a whole:

First Floor 920 sq ft

Car Parking spaces 5

(This information is given for guidance purposes only)

+ Rent and Lease Terms

Unit 13B is available to rent as a whole on flexible lease terms at a rent of £15,950.00 p.a. exclusive. The lease will be drafted on full repairing and insuring terms and contracted out of the Landlord and Tenant Act 1954

All figures are exclusive of VAT

+EPC

The EPC rating for the premises is C59



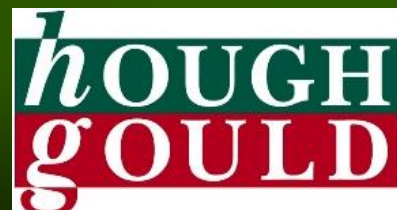
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+ Business Rates

From enquiries with the VOA online we understand the rateable value of the whole unit would be as follows:

Unit 13B Whole – £9,200

Subject to specific circumstances the property would benefit from small business rate relief

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of Northampton Council)

+ Interested

Hough Gould as sole agents. For further information or to make arrangements to view please contact:

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