

CHARLES HOUSE

61 - 69 DERNGATE | NORTHAMPTON | NN1 1HD



PHOTO ILLUSTRATES A SIMILAR SUITE

HIGH QUALITY TOWN CENTRE OFFICE SPACE
987 – 5,385 sq ft (92 – 500 sq m)

TO LET

- UNDERGOING REFURBISHMENT
- ATTRACTIVE RECEPTION AREA
- WALKING DISTANCE TO TOWN CENTRE
- 13 MINUTE WALK TO NORTHAMPTON STATION
- A45 1 MILE, M1 (J15) - 4.5 MILES
- 8 PERSON LIFT

LOCATION

Charles House is a multi-occupied office building situated at the junction of Hazelwood Road and Derngate in the heart of Northampton Town Centre within the 'Cultural Quarter'.

Occupiers in the building include Hays Recruitment, Barker Ross and REED.

Charles House is well located for access to the town's main road network and is easily accessible from the M1 motorway (J15).



DESCRIPTION

Access to Charles House is via an attractive ground floor lobby area leading to stairs and a lift providing access to all floors.

The available accommodation is to be refurbished and is located on the ground and fourth floors. The floors are subdivided into separate suites, each with self-contained access from the central lobby areas providing direct access to the lift, stairs and shared WC facilities. The suites could however be combined to provide larger single suites if required. The accommodation will be fully refurbished and will include suspended ceilings incorporating concealed lighting, new carpets and complete redecoration.

ACCOMMODATION

GROUND FLOOR	Suite 1	2,331 sq ft	216.5 sq m
	Suite 2	1,549 sq ft	144 sq m
	TOTAL	3,880 sq ft	360.5 sq m
4TH FLOOR	Suite 1	987 sq ft	92 sq m
	Suite 2	1,374 sq ft	128 sq m
	Suite 3	3,024 sq ft	281 sq m
	TOTAL	5,385 sq ft	500 sq m

Access to the suites is via an attractive entrance hall at ground floor level with stairs and an 8-person lift, serving all floors. Male and female WCs and kitchen facilities are provided to each floor.

Additional car parking can be provided in a nearby private car park by way of a separate licence.

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SERVICE CHARGE

A service charge will be payable to cover the Landlord's costs of maintaining the communal parts of the building.

TERMS

Individual suites are available on new effective full repairing and insuring lease for a term of years to be agreed. Rentals will be dependent upon the individual suite taken and the length of lease agreed. Further information is available from the agents upon request.

EPC

The property has an EPC rating of D79.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VIEWING & FURTHER INFORMATION

Please contact the sole agents.

NICHOLAS ROBERTS / JOE SMITH

nroberts@drakecommercial.co.uk

jsmith@drakecommercial.co.uk