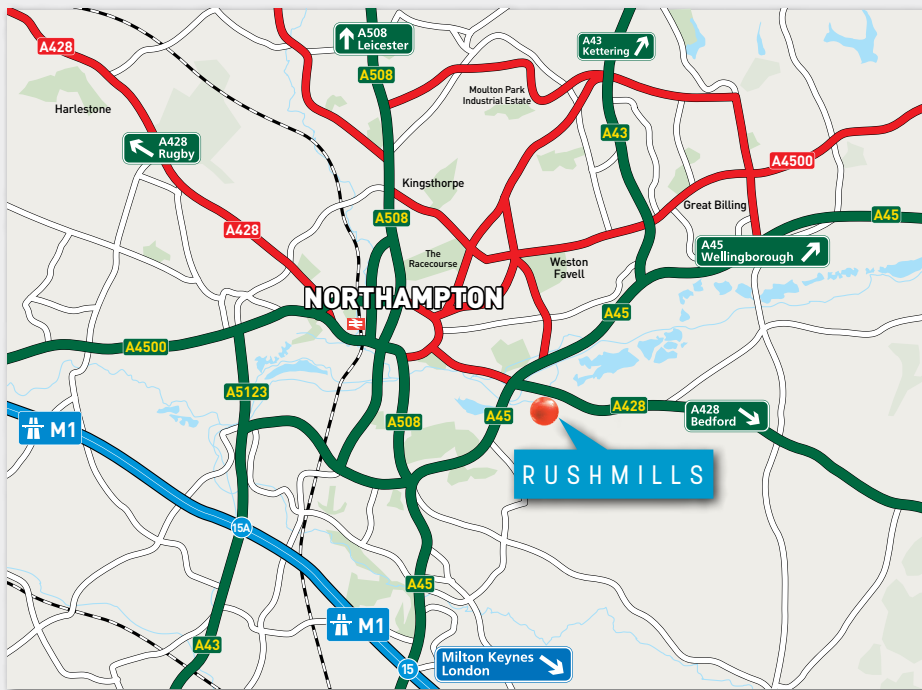


BRITANNIA HOUSE

RUSHMILLS | NORTHAMPTON | NN4 7YB

QUALITY WATERSIDE OFFICE TO LET
APPROX 19,111 SQ FT WITH 82 CAR SPACES

› AIR CONDITIONING › LARGE FLOOR PLATES › ATTRACTIVE WATERSIDE SETTING › SITE AREA APPROX 1.11 ACRES



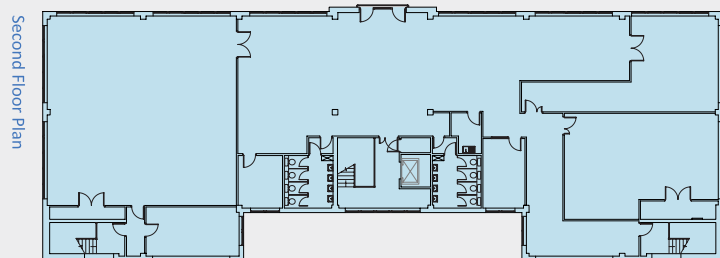
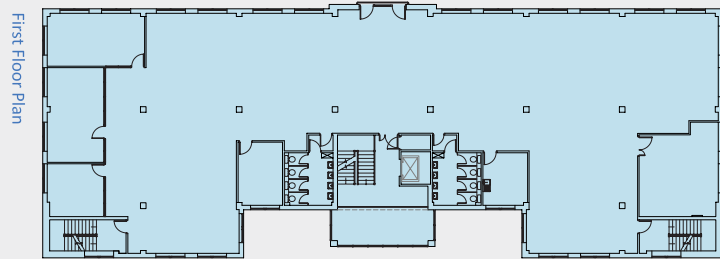
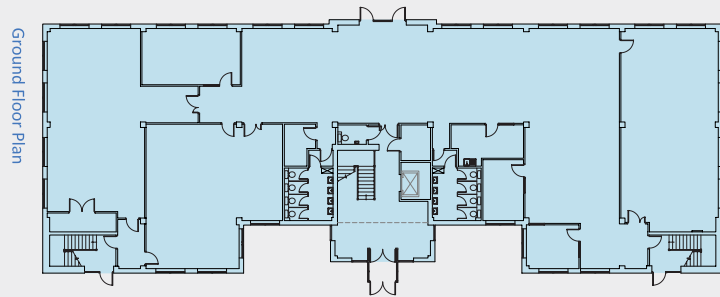
[click to view location on Google Maps](#)

LOCATION

The property is located in an attractive waterside setting in a mature landscaped environment, approximately 1 mile east of Northampton town centre and 3 miles from Junction 15 of the M1.

“Britannia House is ideally located for good access to the town centre and M1 motorway”





SPECIFICATION

- › AIR CONDITIONING
- › 10 PERSON PASSENGER LIFT
- › DOUBLE GLAZED ALUMINIUM POWDER COATED WINDOWS
- › 100 MM FULLY ACCESSED RAISED FLOORS
- › SUSPENDED CEILING AND INTEGRAL LIGHTING
- › LARGE FLOOR PLATES – APPROX 6,400 SQ FT PER FLOOR
- › WC AND KITCHEN AREAS ON EACH FLOOR
- › SITE OF APPROX 1.11 ACRES
- › 82 DEMISED CAR PARKING SPACES

ACCOMMODATION

We understand the property provides the following net internal floor areas:

Ground Floor	6,469 sq ft	(601 m ²)
First Floor	6,321 sq ft	(587 m ²)
Second Floor	6,321 sq ft	(587 m ²)
Total	19,111 sq ft	(1,775 m ²)

“Attractive riverside offices just one mile from Northampton town centre”



“Rushmills is one of the premier office locations in Northampton”

TERMS

The property is available by way of a full repairing and insuring lease for a period of 10 years without a break and subject to an upwards review at the end of the 5th year. Commencing rent £305,000 pax.

RATES

We understand from the Valuation Office that the property has a Rateable Value of £156,000.

VAT

All figures quoted are exclusive of VAT that the Landlord may have a duty or choose to impose.

EPC

The property has an EPC rating of F-150.

The certificate can be downloaded from www.britanniahousenorthampton.co.uk

LEGAL COSTS

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

VIEWING

Strictly via appointment through the sole agent:



BEN COLEMAN BSc FRICS

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