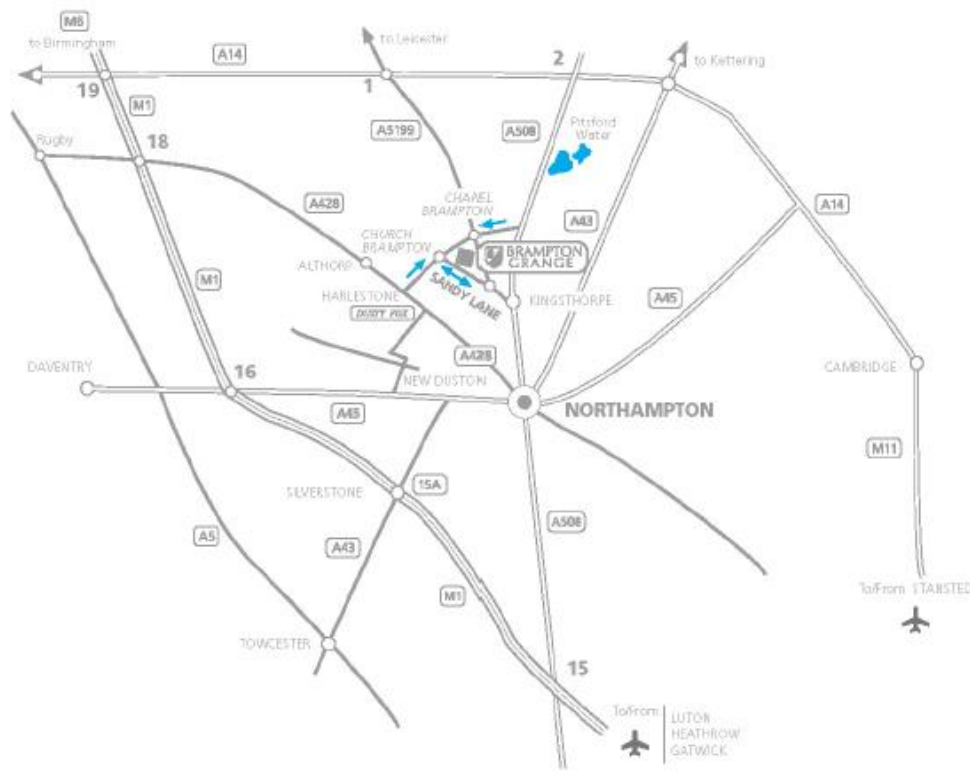




Fully Furnished Offices To Let

Brampton Hills Offices
Brampton Grange Estates
Sandy Lane, Chapel Brampton,
Northampton, NN6 8AD



Location

Nearest Town	Northampton
Drive time to Northampton	0:10
Drive time to M1	0:15

The premises are situated within the Brampton Grange Estate, between the popular villages of Church and Chapel Brampton, close to Brampton Heath Golf Centre and the Windhover Public House. Easy access is afforded to Junctions 16, 15A and 15 of the M1 motorway and Northampton Railway Station is within a short drive.



Accommodation

The offices form part of the Brampton Grange Estate, one of Northampton's largest exclusive use venues set within 25 acres.

The Estate is accessed via electronic gates from Sandy Lane and the site is protected by CCTV. Tenants are able to use the Estate's amenities including an astro-turf tennis court.

Externally, the private service road provides access to the premises. There is allocated parking to the offices for 10 vehicles, but visitor parking and overflow parking is possible.

The accommodation comprises a reception area, four offices, board room, file room, server room, male wc's, female wc's and disabled wc's.

The accommodation benefits from:

- Exceptional high quality internal fit-out to include desks, chairs, storage cabinets, board room table and leather chairs
- Air-conditioning
- High quality wood laminate flooring
- UPVC double glazed window units and entrance door
- Oil fired radiator central heating
- Suspended ceilings with recessed lighting
- Security alarm
- Kitchen
- Possibility to have Fibre Internet (100 MG Upload and download on a wired network) with potential to upgrade.

Size

The unit currently has the following approximate floor areas:

Ground Floor: 1,957 sq.ft 181.8 sq.m

Tenure

Available on a new Lease, for a minimum of three years on terms to be agreed.

Any lease will be outside of the security of tenure and compensation provisions of the Landlord & Tenant Act 1954.

Rent & Service Charge

£23,500 per annum exclusive.

There is a service charge of £485 per calendar month exclusive of VAT for the upkeep of the shared areas of the Estate, external building maintenance, CCTV, air-conditioning servicing, fire detection systems including fire extinguishers and buildings insurance

Business Rates

Rateable Value: £20,750
Est Rates Payable 19/20: £10,188pa



Legal Costs

Each party to cover their own legal costs in this transaction.

VAT

All figures are exclusive of VAT.

EPC

EPC Rating of D (91)

More information available on request.

Contact

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