

## TO LET

### PROMINENT HIGH QUALITY OFFICES

**2 SUMMERHOUSE ROAD  
MOULTON PARK  
NORTHAMPTON NN3 6BJ**

#### LOCATION

The property is prominently located in a modern pavilion style office development fronting Red House Road and Summerhouse Road, one of Northampton's premier office locations. The property is 4 miles to the north of the town with access to the M1, M6 via the dual carriageway ring road and the A14 via the A43.

#### DESCRIPTION

2 Summerhouse Road offers a whole first floor of high-quality office space with amenities including air conditioning, suspended ceilings with integral recessed Cat II lighting, full raised access floors and trunking boxes, double glazing, carpeting, disabled WC facilities and some fitted partitioning. There is a lift.

#### ACCOMMODATION

North wing:	482.4 m2	(5,191 Sq.Ft.)
South wing:	341.3m2	(3,672 Sq.Ft.)
East wing:	263.3m2	(2,833 Sq.Ft.)
<b>Total Floor Area:</b>	<b>1,087m2</b>	<b>(11,696 Sq. ft)</b>

Allocated car parking: 4 cars per 1,000 sq ft.

#### TERMS

The accommodation is offered on new, full repairing and insuring leases on terms to be agreed at a rent of £15 per Sq.Ft. per annum

#### SERVICE CHARGE

A service charge will be collected for shared services.



#### RATES

Rateable Value: suites awaiting individual reassessment

#### EPC

EPC is available upon request.

#### VAT

VAT will be payable on the rent

#### COSTS

Each party to bear their own costs.

#### VIEWING

By prior appointment with the sole agents:

Stephen Chown

Tel: 01604 604050

E-mail: [src@chowncommercial.co.uk](mailto:src@chowncommercial.co.uk)

