

TO LET

**GROUND AND FIRST FLOOR OFFICE SUITES
KINGSWOOD HOUSE, THE AVENUE, CLIFTONVILLE
NORTHAMPTON, NN1 5BT**



**GROUND FLOOR SUITE: 69.5 M2 (750 SQ FT)
FIRST FLOOR SUITE: 225.6M2 (2427 SQ FT)
EASY ACCESS TO TOWN AND MOTORWAY
10 CAR SPACES**

KINGSWOOD HOUSE, NORTHAMPTON, NN1 5BT

Location

Northampton is a well-established commercial centre c.68 miles north of Central London, 55 miles to the south east of Birmingham and 14 miles to the north of Milton Keynes.

Cliftonville is a recognised edge of town office location just east of the town centre with easy access to the M1 Jn 15.

Description

Ground and first floor office accommodation. Amenities include: air conditioning, gas fired boiler to radiators, double glazed windows, tiles or carpeting throughout. Kitchen and WC's. 10 allocated car spaces.

Accommodation

GROUND FLOOR SUITE: 69.5 M2 (750 SQ FT)
FIRST FLOOR SUITE: 225.6M2 (2427 SQ FT)

Rent

The building is offered on a new lease for a term of years to be agreed at an initial rent of £13.50 per sq.ft. per annum exclusive. No Vat Charged.

The lease will be drawn on full repairing and insuring terms. Tenant to pay all occupational costs including Kingswood House Service Charge.

Rates

Rateable Value: £31,500

EPC

An EPC been commissions and a copy is available upon request.

Legal Costs

Each party is to be responsible for its own legal costs in connection with this matter.

Viewing and Further Information

Viewing strictly by prior appointment with **Chown Commercial**.

Stephen Chown

Chown Commercial

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