

# PIONEER HOUSE

7 RUSHMILLS, OLD BEDFORD ROAD. NN4 7YB

9,475 sq ft (880.3 m<sup>2</sup>)  
TO LET



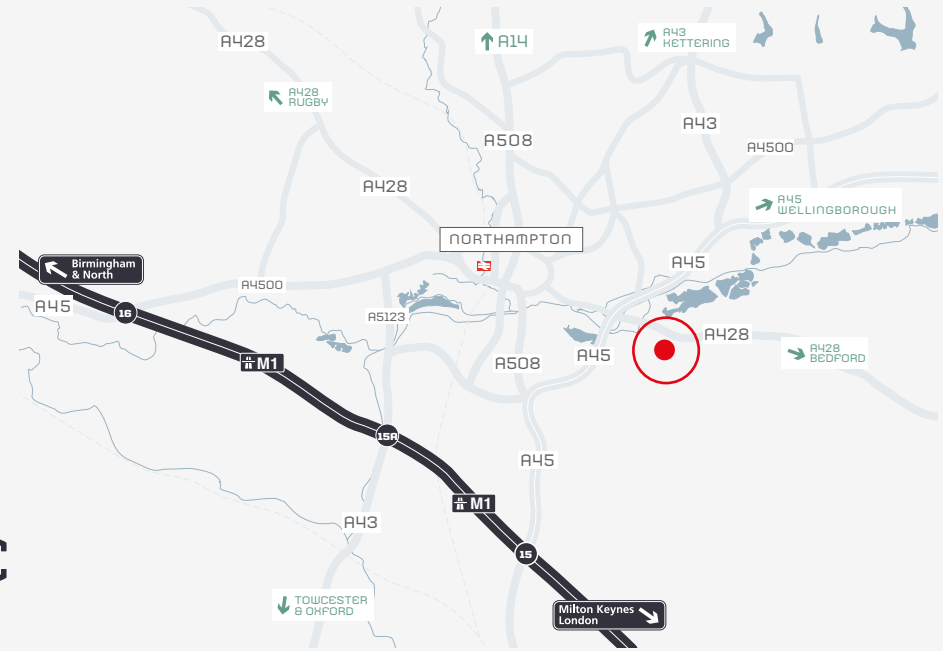
PRESTIGIOUS DETACHED OFFICE BUILDING WITH 43 ON SITE CAR PARKING SPACES

# Location

The town benefits from excellent road communications, being situated adjacent to the M1 motorway, which serves Northampton from Junctions 15 (4 miles), 15A (6 miles) and 16 (8 miles), via the A45 and other local ring roads. Easy access is also available to the M6 (Junction 1 – 27 miles), M40 (Junction 10 – 30 miles), A14 (Junction 8–15 miles) and A1 (35 miles).

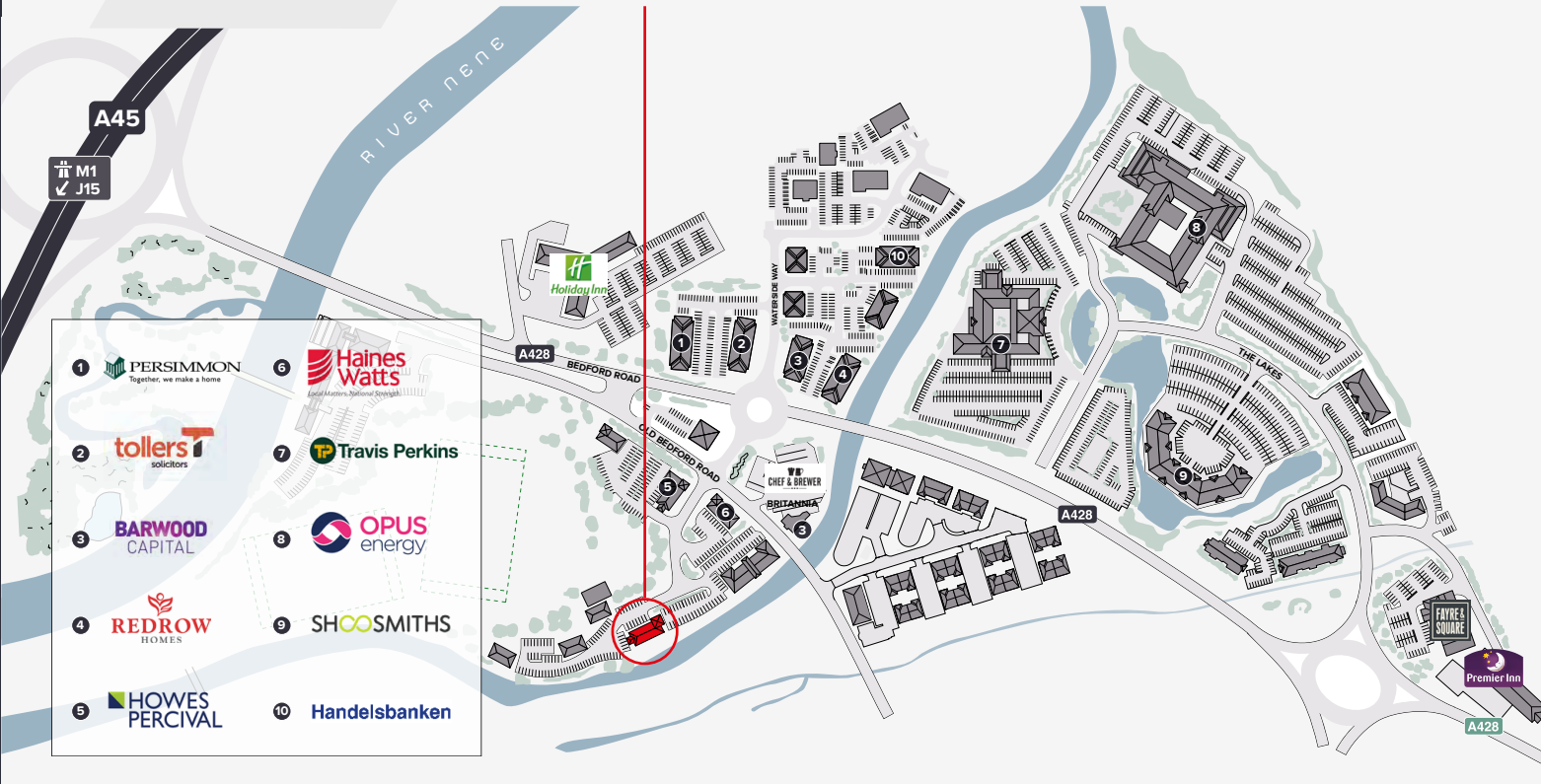
Northampton railway station provides regular, direct rail connections to London Euston and Birmingham New Street. The station is located approximately 3.5 miles north west of the property.

Pioneer house stands prominently within Rushmills Office Park, 1 mile south of Northampton town centre and with easy access off the Barnes Meadow roundabout.



## PIONEER HOUSE

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- 1 **PERSIMMON**  
Together, we make a home
- 2 **tollers**  
solicitors
- 3 **BARWOOD CAPITAL**
- 4 **REDROW HOMES**
- 5 **HOWES PERCIVAL**
- 6 **Haines Watts**  
Local. Masters. National. Strength.
- 7 **Travis Perkins**
- 8 **OPUS energy**
- 9 **SHOOSMITHS**
- 10 **Handelsbanken**

DESTINATION	DISTANCE
London	68 miles
Milton Keynes	20 miles
Coventry	33 miles
Leicester	38 miles
Oxford	43 miles
Birmingham	53 miles
Cambridge	58 miles

DESTINATION	JOURNEY
London (Euston)	56 mins
Birmingham (New Street)	1hr 6 mins
Manchester (Piccadilly)	2hrs 4 mins
Milton Keynes	14 mins
Coventry	35 mins





## An impressive three story detached office building



43 car parking spaces



WC's and kitchenette on each floor



Air-conditioning



Double glazing



Raised floors with trunking boxes



Suspended ceilings with integral lighting



Situated within a landscaped office park

## Accommodation

The building provides the following net internal (NIA) areas

Floor	Description	Sq Ft	Sq M
Ground floor	Office	2,946	273.7
Ground floor	Reception / Entrance	189	17.6
First floor	Office	3,167	294.2
Second floor	Office	3,173	294.8
<b>TOTAL</b>		<b>9,475</b>	<b>880.3</b>





## EPC

D Rating - valid until June 2026.

## Rateable Value

£83,500

## VAT

The property is elected for VAT.

## Terms

The property is immediately available on terms to be agreed.  
Further details available from the agents.

## Contact

**Chown**  
● ● ● commercial

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