

**SUBSTANTIAL
INCENTIVES AVAILABLE**

CHARLES HOUSE

61-69 DERNGATE • NORTHAMPTON • NN1 1HD

www.charles-house.co.uk



Refurbished Town Centre Offices

840 – 11,871 sq ft (78 – 1,103 sq m)

TO LET

- Prominent town centre location
- Adjacent to Northampton's main road network
- Capable of sub division



Location

Charles House is located at the junction of Hazelwood Road and Dergate in the professional district of Northampton town centre.

The property is well located for access to the town's main road network and is easily accessible from the M1 motorway (junction 15).

Description

The available accommodation is situated on the ground, first and third floors of Charles House, which is a modern detached five-storey office building. The accommodation is open plan and has been fully refurbished to include new carpeting and decoration throughout, suspended ceilings incorporating concealed lighting and perimeter trunking. Kitchen facilities are situated within the accommodation.

Access to the suites is via an attractive entrance hall at ground floor level with stairs and an 8-person lift, serving all floors. Male and female WCs and kitchen facilities are provided to each floor.

Car parking is available nearby by way of separate negotiation.

Accommodation

GROUND FLOOR:

Suite 3	840 sq ft	(78.0 sq m)
---------	-----------	-------------

FIRST FLOOR:

Suite 1	1,168 sq ft	(108.5 sq m)
---------	-------------	--------------

Suite 2	3,571 sq ft	(331.7 sq m)
---------	-------------	--------------

THIRD FLOOR:

Suite 1	3,515 sq ft	(326.5 sq m)
---------	-------------	--------------

Suite 2	1,564 sq ft	(145.3 sq m)
---------	-------------	--------------

Suite 3	1,213 sq ft	(112.7 sq m)
---------	-------------	--------------

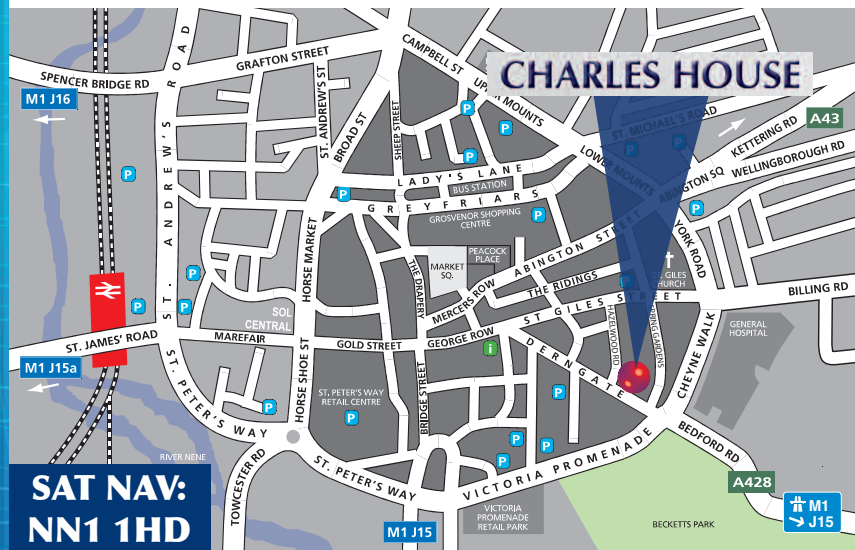
TOTAL NET INTERNAL AREA: 11,871 sq ft (1,103 sq m)

Services

We understand that all mains services are connected to the property. Incoming tenants are advised to make their own enquiries in this regard.

Business Rates

Interested parties are advised to contact the rates department of Northampton Borough Council on 01933 231691 for further information.



**SAT NAV:
NN1 1HD**

Terms

Individual suites are available on new full repairing and insuring lease/s for a term of years to be agreed. Rentals are dependent upon the space taken and further information is available on request.

Service Charge

A service charge will be payable to cover the landlords costs of maintaining the common areas.

Legal Costs

Each party to pay their own legal costs incurred in the transaction.

VAT

It should be noted that any figures quoted either verbally or in writing are exclusive of VAT unless specifically stated otherwise.

Viewing

For viewings and further information please contact the agents:

Nicholas Roberts

Drake
COMMERCIAL

01604 620 616

www.drakecommercial.net

nroberts@drakecommercial.net

DISCLAIMER: The Agents for themselves and for the vendors or Lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 09/10. Designed and Produced by Tom Wells Associates.