

**FOR SALE OR TO LET**

**PRESTIGIOUS PERIOD OFFICE BUILDING  
WITH PARKING**



**7 BILLING ROAD, NORTHAMPTON NN1 5AN**

- WELL LOCATED PROPERTY AVAILABLE EITHER FREEHOLD OR LEASEHOLD
- APPROXIMATE AREA 2,478SQ.FT. (230SQ.M.)
- 5 CAR PARKING SPACES

## **LOCATION**

The property is located on the North side of Billing Road in a popular commercial and residential location, a short distance from Northampton Town Centre. Billing Road is one of Northampton's most sought after professional locations with easy access to both the town centre and the motorway system.

## **DESCRIPTION**

A four storey period building constructed of brick under a slate roof. The corner property offers refurbished accommodation with high ceilings and good natural light.

The property benefits from gas fired central heating, lighting and carpeting to the office areas.

## **SCHEDULE OF ACCOMMODATION (approximate areas):**

From measurements taken on site, we calculate the property provides the following approximate accommodation measured in accordance with the RICS Code of Measuring Practice Sixth Edition:-

	SQ.FT.	SQ.M.
<u>Ground Floor Offices</u>	<u>783</u>	<u>72.7</u>
<u>First Floor Offices</u>	<u>729</u>	<u>67.7</u>
<u>Second Floor Offices</u>	<u>576</u>	<u>53.5</u>
<u>Lower Ground Floor Offices/Stores</u>	<u>322</u>	<u>30.0</u>
<u>Kitchen</u>	<u>68</u>	<u>6.3</u>
<u>TOTAL</u>	<u>2478</u>	<u>230.2</u>

## **RATES**

We understand the property has a Rateable Value of £22,000 however, all interested parties should liaise with the appropriate Rating Authority – Northampton Borough Council Business Rates Department on 01933 231691.

## **PLANNING**

We understand the property benefits from an existing B1 use.

## **TERMS**

The property is available either freehold with vacant possession for £325,000 or alternatively to let on a new fifteen year full repairing and insuring lease at a commencing rental of £20,000 pax (Rent Review upwards only after 5 years).

## SERVICES

We understand all mains services are available at the property however these have not been tested.

## VAT

All figures are quoted exclusive of VAT which the Vendor/Landlord may have a duty or choose to impose.

## VIEWING AND FURTHER INFORMATION

By appointment through the sole agents:

Anthony Matcham BSc (Hons)  
&  
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## MISREPRESENTATION ACT



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