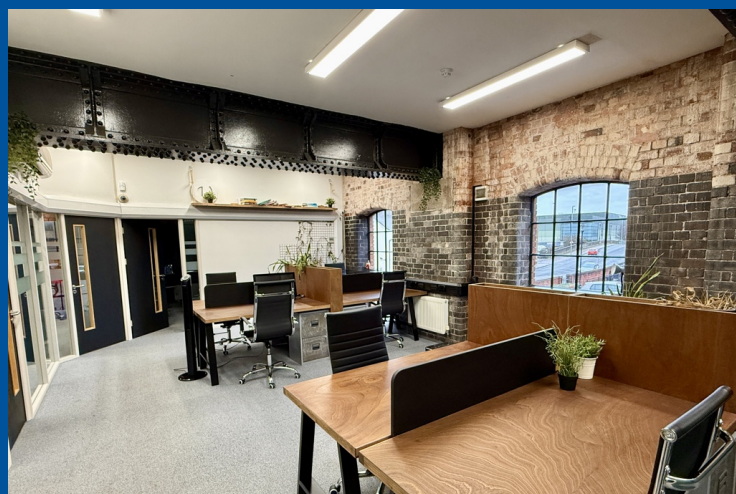


**TO LET**  
1,647 Sq Ft



## THE OLD GRANARY, COTTON END, NORTHAMPTON, NORTHAMPTONSHIRE, NN4 8HP

### DOCKLANDS STYLE PREMIUM OFFICES WITH CAR PARKING

- Highly prominent landmark building within walking distance of town centre
- First floor suite available
- On site parking
- Character building



# THE OLD GRANARY, COTTON END, NORTHAMPTON, NORTHAMPTONSHIRE, NN4 8HP

This imposing property is located only a few hundred yards from the town centre of Northampton with easy access to the M1 (North/South) and the A14 (East /West).

Prominently located on the arterial road leading south from Northampton and close to Delapre Abbey there is on site parking available and all local amenities close by.

The premises provide well-appointed, stylish office space, with imposing original features. Each floor has male and female WCs

## Location

Northampton is a well-established commercial centre in the heart of Central England. The town is approximately 68 miles north of Central London, 55 miles to the south east of Birmingham and 14 miles to the north of Milton Keynes.

The population within a 20-minute drive time is 285,843 and the town's primary retail catchment extends to 467,000.

## Accommodation

TOTAL	1,647	153.01
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## Services

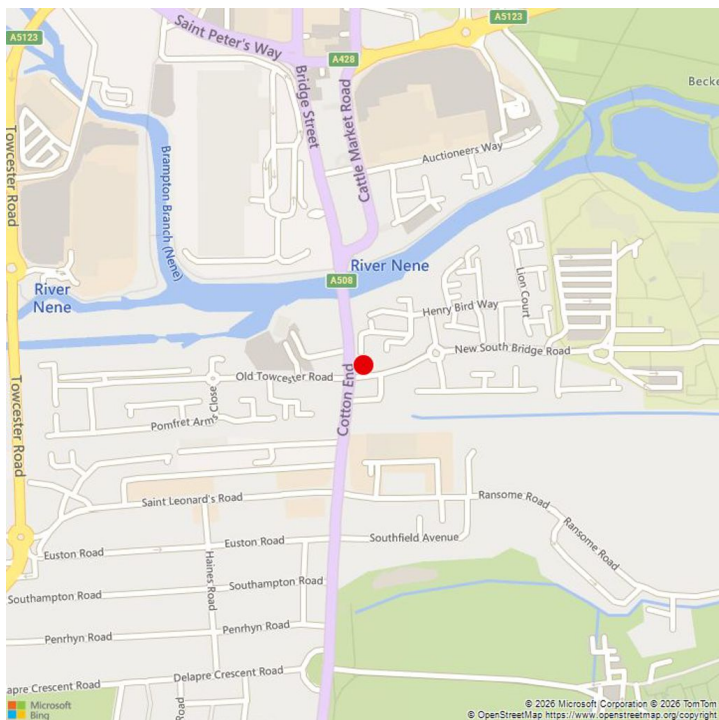
Electricity, Gas, Water & Drainage

## Terms

The suites are available on a new leases for terms by negotiation drawn on Full Repairing and Insuring basis subject to the service charge.

## Legal Costs

Each party to bear their own legal costs incurred in connection with the transaction



## Additional Information

### Rent

£22,500 Per Annum

### EPC

D-79

### Viewing

Viewing strictly by prior appointment with:

Stephen Chown

src@chowcommercial.co.uk