

THE OLD GRANARY

COTTON END | SOUTHBRIDGE | NORTHAMPTON | NN4 8HP



HIGH QUALITY OFFICES TO LET

SUITES 2 & 3

643 SQ FT (59.73 SQ M) & 1,647 SQ FT (153 SQ M)

HISTORY OF THE OLD GRANARY

THE OLD GRANARY dates back to the 1870's serving as a storehouse and warehouse for the original Phipps Brewery. Trains would reverse into The Old Granary and workers would hoist grain out of the wagons for storage on the first and second floors, or load grain directly on to horse drawn carts for the short journey to the brewery across South Bridge. Beer, brewed and barrelled, would make the return journey to the Old Granary and be loaded on the same wagons for transportation and distribution around the country.

The Old Granary fulfilled its brewery function until the 1960's when economic and railway network reduction circumstances forced its closure and subsequent abandonment.

The heritage of the building is without parallel in the area – original iron window frames, exposed riveted steel beams, original brickwork, the original lifting machinery and timbers on the top floor are all beautifully preserved.

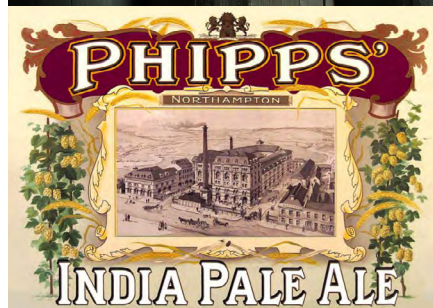
The current owners purchased the building in a sorry state in 1999 and immediately set about sympathetically

and authentically restoring it to its former glory. Now Grade II listed, The Old Granary presented some unusual challenges. At the time, the roof had been stripped for lead, all the window panes were smashed, the iron window frames had oxidised, and the floorboards on the upper floors were in a perilous state.

As the need for steam locomotives to enter the building had somewhat receded by 1999, an additional floor was created within the old ground floor cavernous space. All old original features have been retained whilst a modern central staircase fronted by a glass shaft links the Victorian to the Twenty-first century.

Full services, including superfast broadband have been sympathetically incorporated.

The building is full of light and is an inspirational environment for staff and visitors alike. Unique among the welter of standard construction offices throughout Northampton, The Old Granary offers something different, evocative and a working environment that is quite special.





FOCUSED ON QUALITY



DESCRIPTION

THE OLD GRANARY comprises a unique, detached, self contained, bespoke designed former Victorian warehouse, converted to modern office accommodation whilst retaining many of the original features and materials including exposed brickwork and timber / iron beams. The majority of accommodation is open plan.

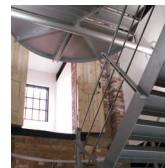
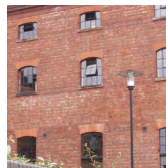
Access is through a full height glazed entrance leading to a modern stair lobby providing access to the individual floors.

Dedicated on-site car parking is provided immediately adjacent to the building.

Viewing is strongly recommended, as this property offers occupiers a truly unique property from which to base their business.

FEATURES

- Bespoke designed office conversion from former Victorian factory
- Original character retained including exposed brickwork / beams
- Office suites of various sizes available
- On-site dedicated parking
- Excellent access to A45 and M1
- Full services including super-fast broadband





CHARACTER

OPEN PLAN OFFICES

FLOOR AREAS (approximate)

	AVAILABILITY	SQ FT	SQ M
Ground Floor:			
Suite 1	LET	550 sq ft	(51.09 sq m)
Suite 2	AVAILABLE	1,647 sq ft	(153.00 sq m)
First Floor :			
Suite 3	AVAILABLE	643 sq ft	(59.73 sq m)
Suite 4	LET	1,687 sq ft	(156.72 sq m)
Second Floor:			
Suite 5	LET	752 sq ft	(69.86 sq m)
Suite 6	LET	1,694 sq ft	(157.37 sq m)
Third Floor:			
Suite 7	LET	762 sq ft	(70.79 sq m)
Suite 8	LET	1,745 sq ft	(162.11 sq m)

TERMS

The property is available to let on flexible new IRI leases with terms to be agreed.

RENT & SERVICE CHARGE

Suite 2 - £25,000 pa

Suite 3 – £10,500 pa

The service charge is currently £5.60 per sq ft.

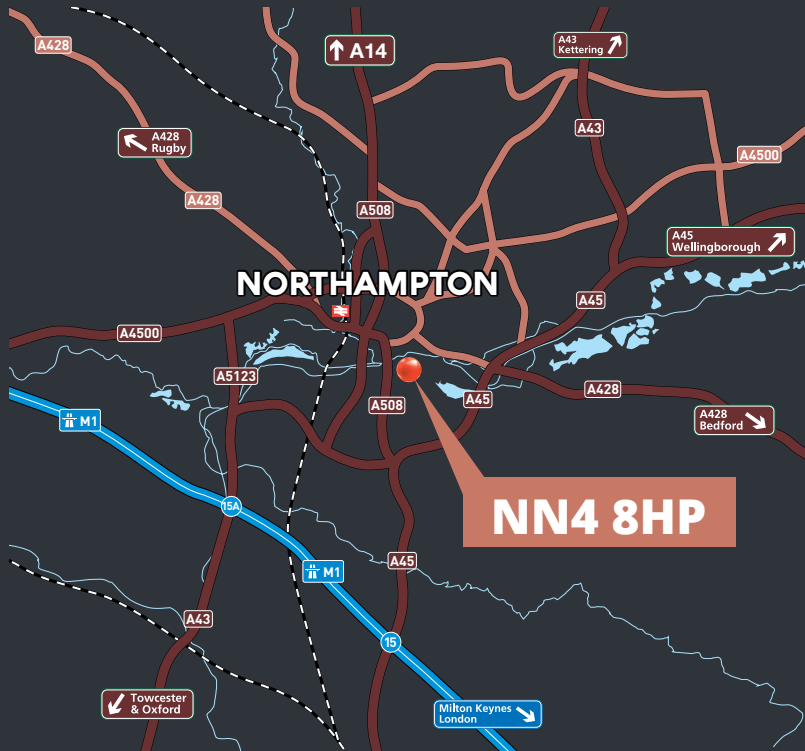
SERVICES

All mains services are available on site. Each suite is separately metered.

Dedicated on-site parking is available. Local amenities (shops / pubs / schools / etc) are available within walking distance.

LEGAL COSTS

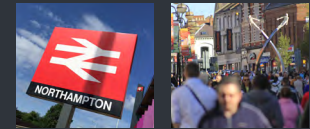
Each party is to bear their own costs in the transaction. Tenants will be required to lodge a £500 deposit upon instructing solicitors, which will be deducted from the first rental payment upon completion of contracts.



LOCATION

The property is prominently located fronting the A508 (London Rd) on the junction of Cotton End and New South Bridge Rd., in the southern periphery of Northampton Town Centre known as Southbridge. Quick and easy access is available to the A45 linking to the M1 (J15/15a) and to the A14.

Northampton Train Station is located within a 15 minute walk from the property and mainline services are available to London Euston, Birmingham and the National Railway Network.



THE OPPORTUNITY

- To rent an office suite within a unique character office building
- Suites available from 550 sq ft
- Flexible lease terms available
- Rent a part of the towns history

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For further information,
please contact the sole agents:



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Anti-Money Laundering & Terrorism Financing Regulations:

In accordance with anti-money laundering and terrorism financing regulations, two forms of identification (including passport) and confirmation of funding will be required from all applicants proceeding in a lease or purchase.

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