

TO LET

800

pavilion drive

NORTHAMPTON BUSINESS PARK // NN4 7YL

> 4,000 - 50,849 SQ FT OF HIGH QUALITY OFFICE ACCOMMODATION WITH EXCELLENT CAR PARKING

800

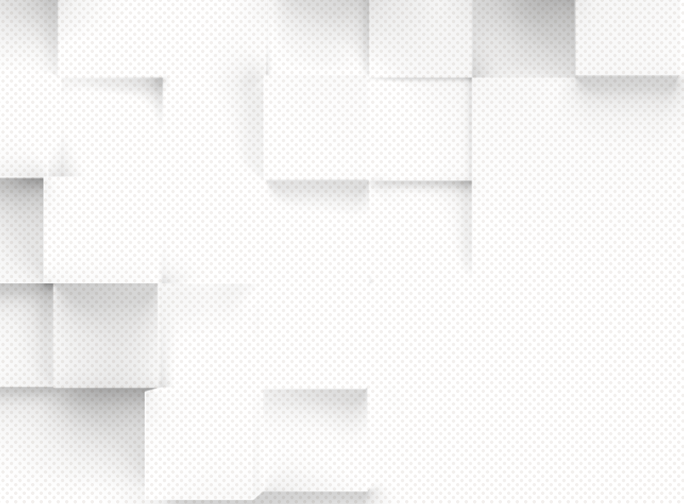
pavilion drive

- High-quality headquarters style building on a premier business park.
- The property offers office accommodation from 4,000 up to 50,849 sq ft over ground, first and second floors.
- 226 car parking spaces, providing an exceptional car parking ratio of 1:224 sq ft.
- Refurbished to a high standard throughout.



welcome.





newly refurbished

GRADE A OFFICES

800 Pavilion Drive comprises up to 50,849 sq ft of high quality office space over ground, first and second floors. The property is accessed via a reception area with access controlled speed gates leading to an impression full height atrium. 800 Pavilion Drive benefits from good levels of natural light on large open floor plates and great car parking with 226 spaces.



experience excellence

HIGH-QUALITY OFFICE SPACES
DESIGNED FOR SUCCESS



**Good levels of
natural light**



**LED lighting with PIR
sensors**



EV charging



**226 car parking
spaces (1:224 sq ft)**
*(including 10x
EA compliant bays)*



**Proposed new energy
efficient air conditioning**



Full height atrium



**Excellent floor to
ceiling height**



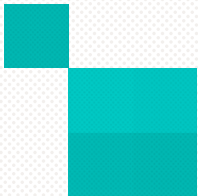
**Metal tiled
suspended ceilings**



Raised floors



800 Pavilion Drive provides high quality office accommodation from 4,000 sq ft, up to 50,849 sq ft if taken as a self contained building



accommodation

	sq m	sq ft
Second Floor Office	1,589	17,105
First Floor Office	1,546.4	16,645
Ground Floor Office	1,501.4	16,161
Ground Floor Reception	87.2	939
TOTAL	4,724.0	50,849

The floor areas are measured to IPMS3 standards.

northampton business park

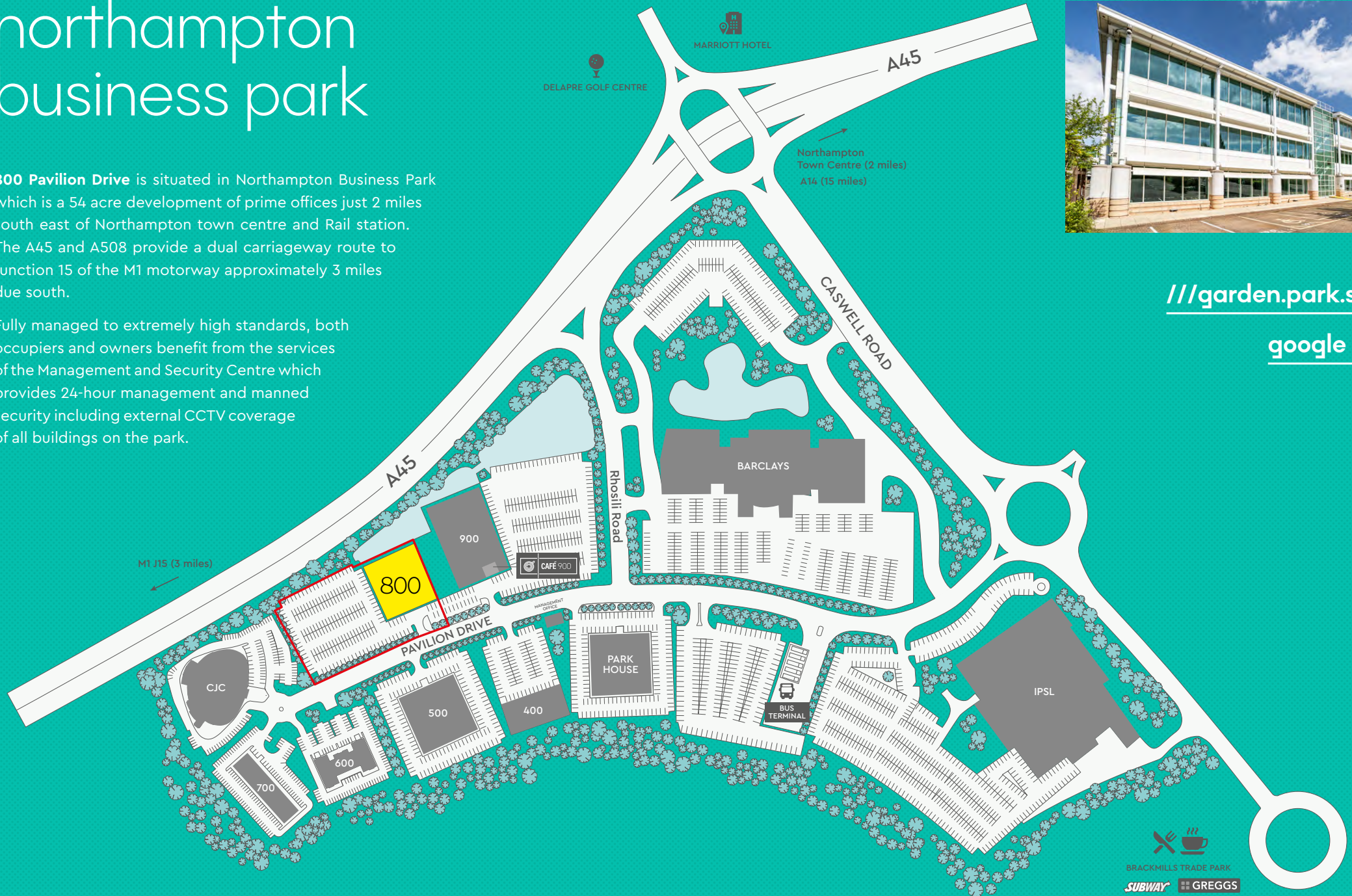
800 Pavilion Drive is situated in Northampton Business Park which is a 54 acre development of prime offices just 2 miles south east of Northampton town centre and Rail station. The A45 and A508 provide a dual carriageway route to Junction 15 of the M1 motorway approximately 3 miles due south.

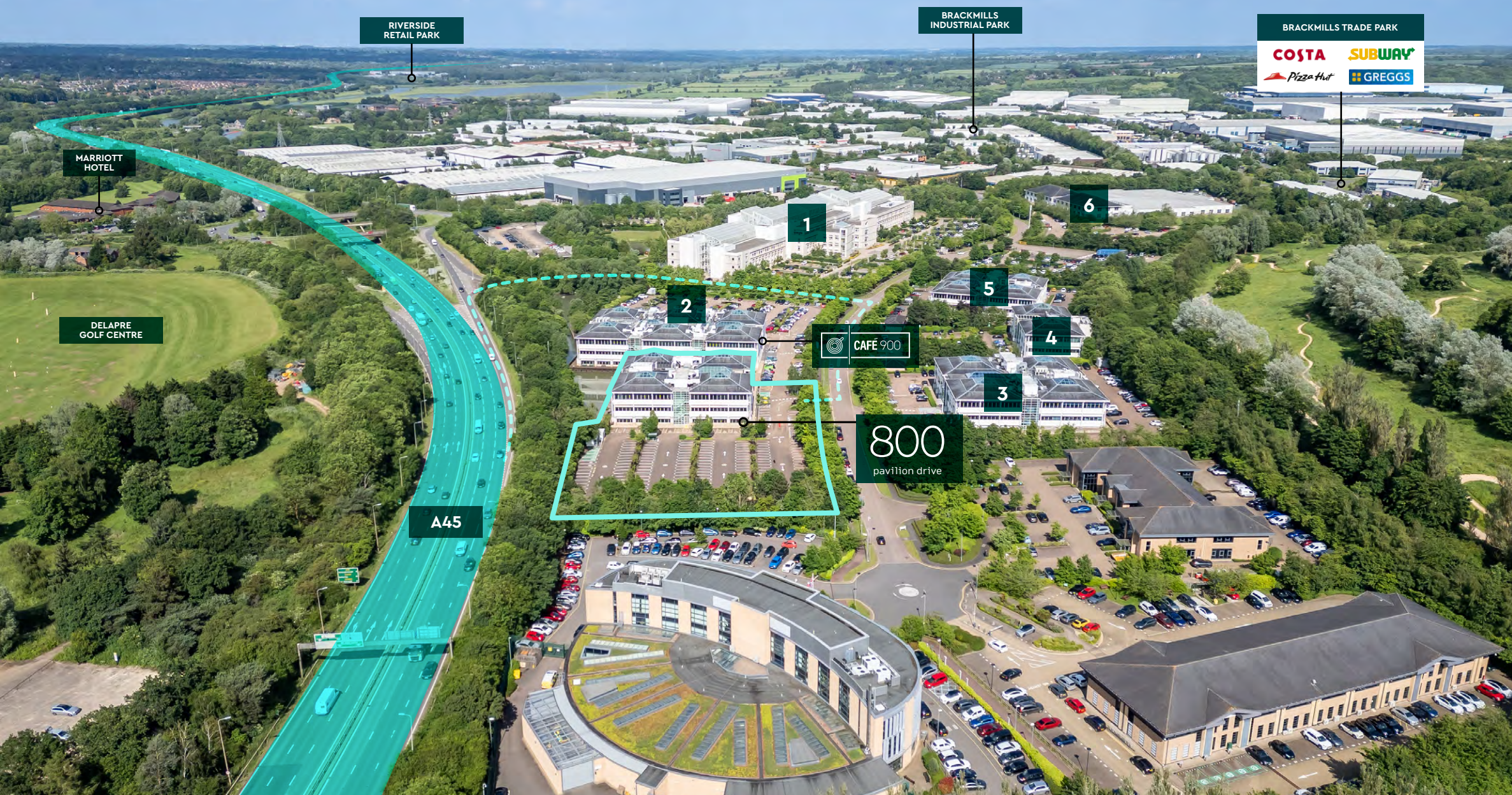
Fully managed to extremely high standards, both occupiers and owners benefit from the services of the Management and Security Centre which provides 24-hour management and manned security including external CCTV coverage of all buildings on the park.



[///garden.park.stroke](http://garden.park.stroke)

[google maps](#)



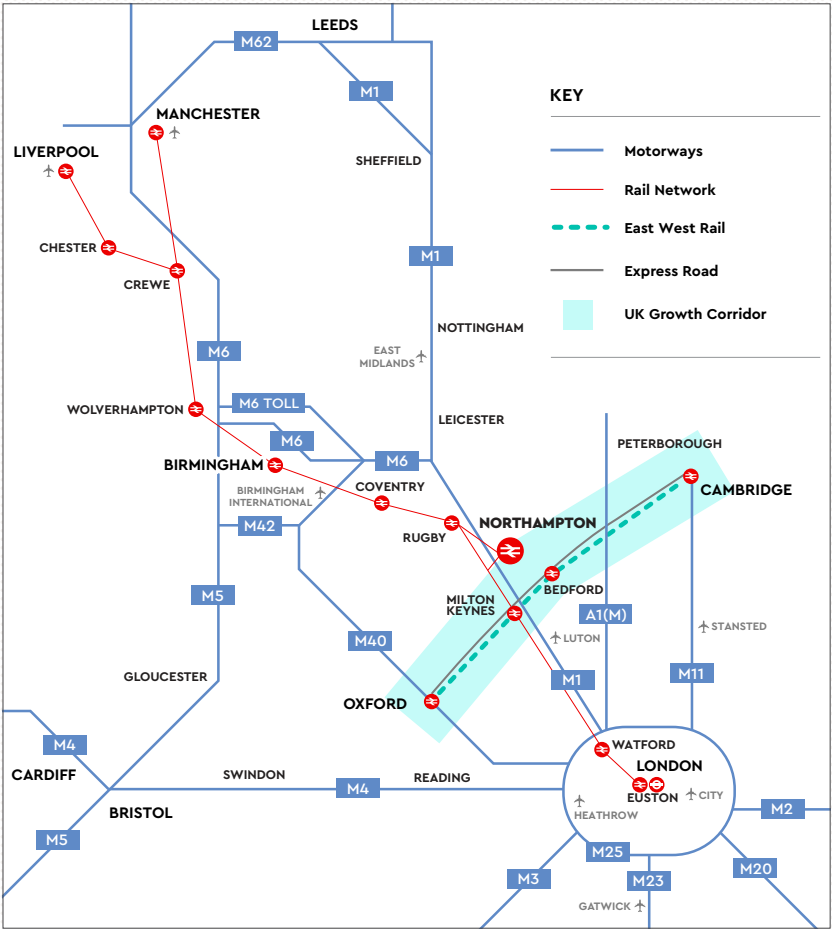
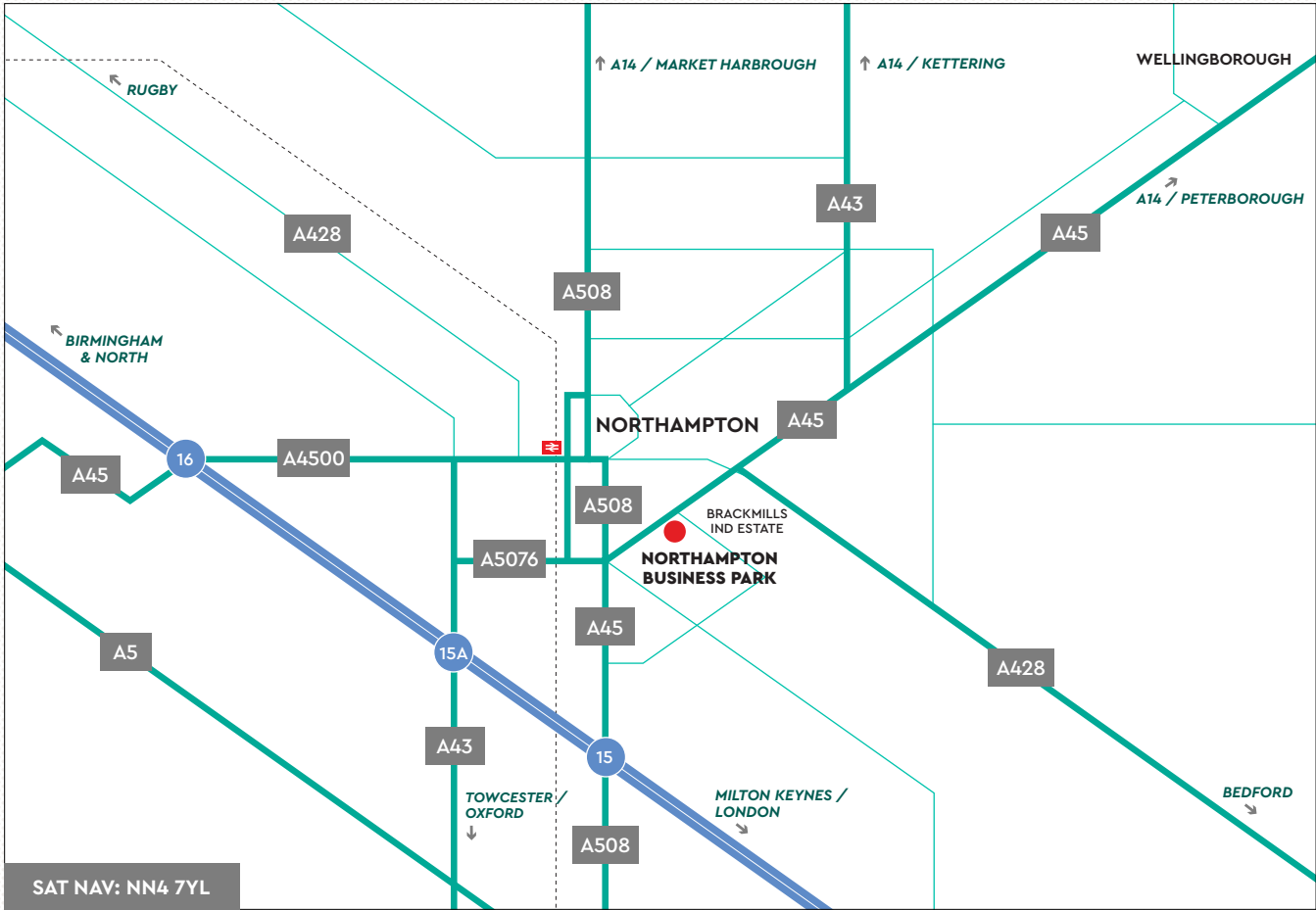


work meets life

UNMATCHED CONVENIENCE, AMENITIES, AND LEISURE
RIGHT ON YOUR DOORSTEP

	Café 900	50 metres
	Brackmills Trade Park Costa Coffee, Subway, Greggs & Pizza Hut	0.5 miles
	Marriott Hotel Eagle Drive	0.5 miles
	Delapre Golf Complex, Bar & Restaurant	1 mile
	Waitrose Newport Pagnell Road	1.5 miles
	Holiday Inn Bedford Road	2 miles
	The Britannia Pub & Restaurant Bedford Road	2 miles
	Riverside Retail Park Virgin Gym, Next, Homebase	3 miles





TRAVEL

ROAD	Distance	Travel Times	RAIL	Frequency (approx.)	Travel Times	AIR	Distance	Travel Times
Town centre	2.6 miles	7 mins	Milton Keynes	30 mins	14 minutes	London Luton Airport	37 miles	45 minutes
M1 Junction 15	3.3 miles	6 mins	Birmingham Airport	30 mins	51 minutes	Birmingham Airport	50 miles	57 minutes
Milton Keynes	18 miles	23 mins	London Euston	30 mins	56 minutes	East Midlands Airport	56 miles	59 minutes
Birmingham	58 miles	63 mins	Birmingham New St	30 mins	61 minutes			
Central London	66 miles	81 mins						

Northampton is a key business location with easy access to the motorway network and fast train services to Central London and Birmingham. Many companies from a diverse range of sectors have centred their operations in the town, taking advantage of its increasing population and one of the fastest growing universities in the country. Northampton sits within an hour of three International Airports.

Northampton is situated just to the north of the 'Oxford-Cambridge Arc' and is well-placed to benefit from resulting future business growth with its continued success being declared a 'national priority' by the National Infrastructure Commission.

Terms

Available on new lease terms.

VAT

The property is elected for VAT.

Anti Money Laundering

All parties will be obligated to satisfy all AML requirements when Heads of Terms are agreed.

EPC

An EPC is available on request.

For further information or to make viewing arrangements please contact:



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