



**Baker
Harman**

TO LET: First Floor Office Suite



**Lockgates House, Rushmills,
Northampton,
NN4 7YB**

- 2,350 sq ft Office Suite in Prime Business Park Location
- Fully fitted with LED lighting, raised access floors, comfort cooling/heating
- Shared Reception area
- Open plan accommodation
- Allocated car parking
- Recently Refurbished

LOCATION

Lockgates House is located at Rushmills, part of The Lakes office development which is Northampton's prime out of town landscaped and waterside campus office development. The location offers excellent access of the A45 which in turn leads to J15 of the M1 motorway (approx. 3 miles). The town centre is within walking distance (approx 0.75 miles). Good public transport links with a regular bus service (stops nearby) and a train service to London Euston (approx. 50 mins).

The Lakes benefits from a Holiday Inn hotel opposite the building together with the Britannia, a recently refurbished public house/restaurant.

The Riverside Retail Park is approx 10 minutes distance, and provides a comprehensive range of retail, major brand car showrooms (and servicing), fast food takeaway/drive thru's.

DESCRIPTION

First Floor Office suite in a detached office building with self-contained parking. Open plan office accommodation in a landscaped setting.

The suite benefit from the following specification/facilities:-

- Comfort cooling and opening windows
- LED lighting and raised access floors
- Allocated car parking
- Shared reception area
- Hotel, Pub/Restaurant, and riverside café facilities nearby.

SERVICES

We understand that the property has all mains services including a separate electricity supply to each of the units. The services have not been tested and interested parties are requested to make their own enquiries in this regard.

UTILITY COSTS/SERVICE CHARGE

The tenant will pay 50% of the cost of electricity, gas and water consumed and properly invoiced. The tenant will pay a proportion of the cost for the cleaning, maintenance (and service costs) for common areas but, excluding any external repairs and for the structure.

EPC

This property has an EPC Rating of 56 in Band C.

LEGAL COSTS

Each party is to bear their own legal costs.



ACCOMMODATION

The property comprises 2,350 sq ft Gross Internal Area (GIA).

VAT

The tenant shall be responsible for the payment of any VAT that becomes due.

BUSINESS RATES

Rateable Value: £55,500

The Uniform Business Rate for 2026/27 is 48p in the £.

TERMS

The property is available on a new lease on terms to be agreed and to be excluded from the Security of Tenure Provisions of the Landlord and Tenant Act 1954.

Guide Rent: £43,500 pa exclusive.

VIEWING

To view and for further details please contact:



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