

**RENTS FROM
£18.50 PSF**

**LAST
REMAINING SUITES**



MCGOWAN HOUSE

10 WATERSIDE WAY • THE LAKES
NORTHAMPTON • NN4 7XD

PREMIUM OFFICE SUITE 2,000 - 4,000 SQ FT

- **LOCATED ON THE LAKES, WHICH IS
NORTHAMPTON'S PREMIER BUSINESS PARK**
- **GOOD LEVELS OF CAR PARKING**
- **READY FOR IMMEDIATE OCCUPATION**
- **LOW SERVICE CHARGE**



LOCATION

McGowan House is located on The Lakes, which is regarded as the town's premier business park location.

Northampton town centre is located approximately 2 miles north west of the property and the park provides an attractive and well-maintained working environment forming part of the town's dominant commercial area, which also includes Northampton Business Park and the Brackmills Industrial Estate.

The park has attracted major occupiers including Shoosmiths, MHA McIntyre Hudson, Persimmon Homes, Redrow Homes, Tollers Solicitors, Deane Roofing, Bishopsgate Law and Handelsbanken.

The Lakes is situated just off the A428 Bedford Road, which connects directly to the A45 dual carriageway approximately 2 miles to the north. Local bus services provide access from the park to Northampton town centre, Bedford and Brackmills Industrial area. The park also benefits from a Premier Inn Hotel, The Lakeside Public House, The Britannia Public House and the Holiday Inn Hotel.

The business park also has direct access to the M1 at Junction 15 (4 miles), Junction 15a (6 miles) and Junction 16 (8 miles) via the A45 and other local ring roads.

Easy access is also available to the M6 (Junction 1 – 27 miles), the M40 (Junction 10 – 30 miles), the A14 (Junction 8 – 15 miles) and the A1 (30 miles).



- | | | | |
|---|-----------------------------|----|-----------------------------|
| 1 | PERSIMMON
Homes | 8 | REDROW
Homes |
| 2 | tollers
solicitors | 9 | HOWES
PERCIVAL |
| 3 | Carter
Jonas | 10 | TC
Business
Approvals |
| 4 | CHEF & BREWER | 11 | MIDGOLD
HEALTH |
| 5 | DEANE
Roofing & Cladding | 12 | SHOOSMITHS |
| 6 | dfa
law | 13 | MHA McIntyre Hudson |
| 7 | Bishopsgate Law | 14 | OCM
Construction |

MCGOWAN HOUSE

DESCRIPTION

McGowan House is a prestigious detached office building providing a total of 12,000 sq ft of office space on 3 floors.

The property benefits from the following facilities/amenities:-

- Large well-lit reception area
- Passenger lift to all floors
- WC facilities on all floors
- Access controlled entry to the building
- Good levels of car parking
- Well-maintained prestigious business park

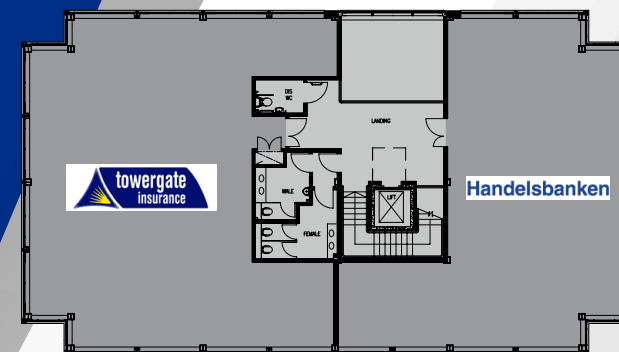
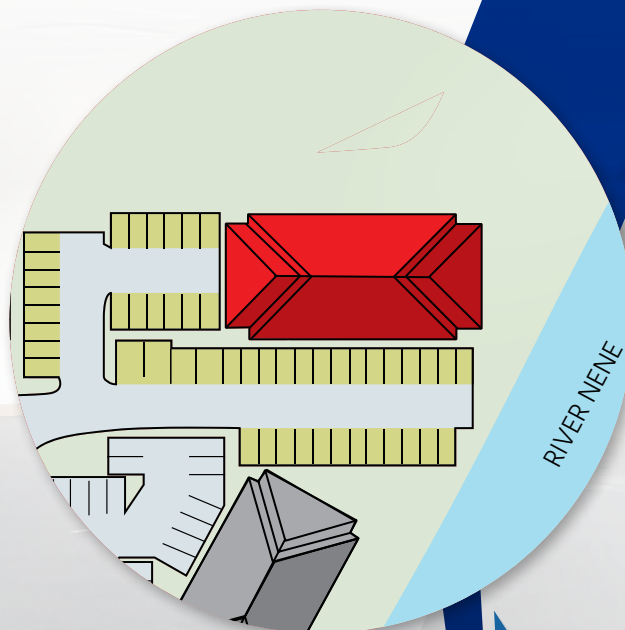
SPECIFICATION

The office accommodation benefits from the following specification:-

- Raised carpeted floors with inset floor boxes
- Suspended ceilings with inset lighting
- Air-conditioning
- Kitchenette facilities

ACCOMMODATION

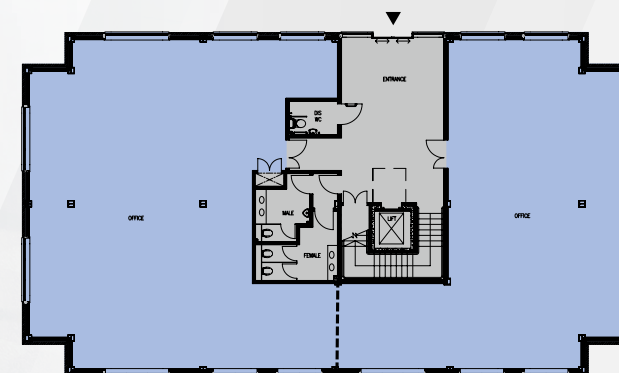
	Sq Ft	Sq M	Car Parking Spaces
Ground Floor	2,000 - 4,000	185.80 - 371.60	7 - 14 spaces



Second Floor



First Floor



Ground Floor



RATEABLE VALUE

The current Rateable Values for the suites are as follows:

Ground Floor - £52,000

The current Uniform Business Rate for 2026/27 is 0.48p in the £.

The floors are currently assessed together and may vary if the suites are let separately.

SERVICE CHARGE

A service charge is in place for the building.

This is at a low level compared to competing buildings in the area.

Details of the service charge are available on request.

LEGAL COSTS

Each party will pay their own legal costs in respect of any transaction.

VAT

All prices are quoted exclusive of VAT which is payable.

TERMS

The property is available on a new effective Full Repairing and Insuring lease on competitive terms to be negotiated.

Guide rent: £37,500 - £75,000 pax.

VIEWING

For further information please contact sole agent.

Richard Baker / Ian Harman



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