

CHRISTCHURCH HOUSE

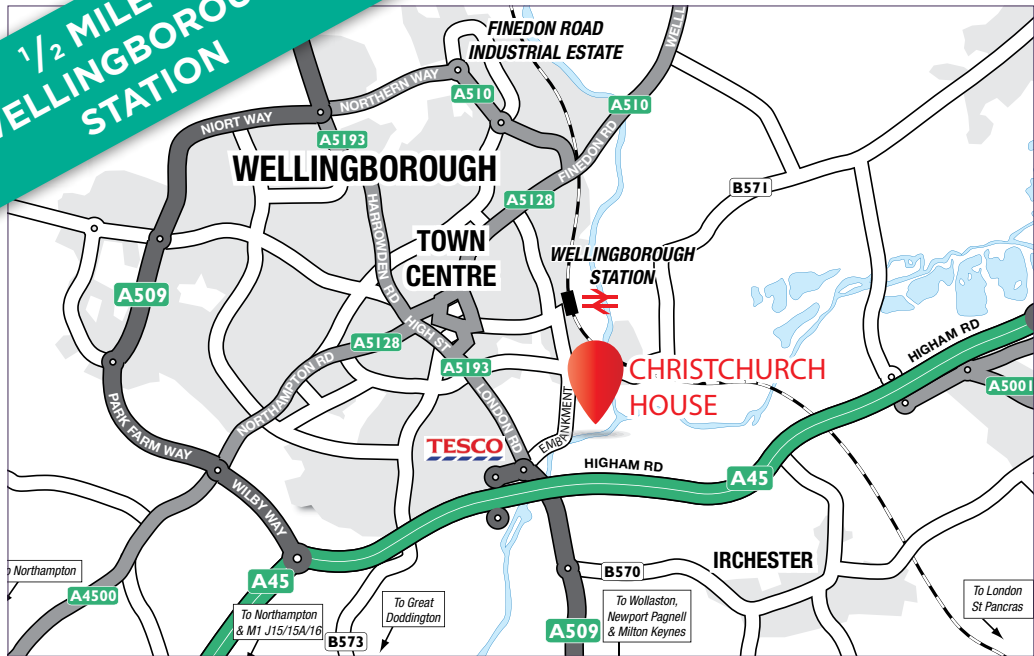
THE EMBANKMENT WELLINGBOROUGH NN8 1LD

HIGH QUALITY GROUND FLOOR OFFICE SUITE

5,171 sq ft (480.43 sq m)

TO LET

1/2 MILE TO WELLINGBOROUGH STATION



LOCATION

Wellingborough is an established commercial centre located 12 miles west of Northampton, 8 miles south of Kettering and approximately 70 miles north of London.

Christchurch House is situated along The Embankment which is one of the main routes into the centre of Wellingborough.

The Embankment is accessed just off the A45 dual carriageway which links through to Junction 15 of the M1 Motorway in Northampton. Wellingborough has good rail links to London St Pancras (approx. 50 minutes) and Christchurch House is situated just a few hundred yards from the station.



The average journey time between London St Pancras and Wellingborough is 47 minutes. On an average weekday, there are 48 trains per day.



DESCRIPTION

A self contained ground floor office suite forming part of a three storey office building constructed in the early 1990's. The suite is well fitted with a high quality reception and break out area, lighting, suspended ceiling and heating.

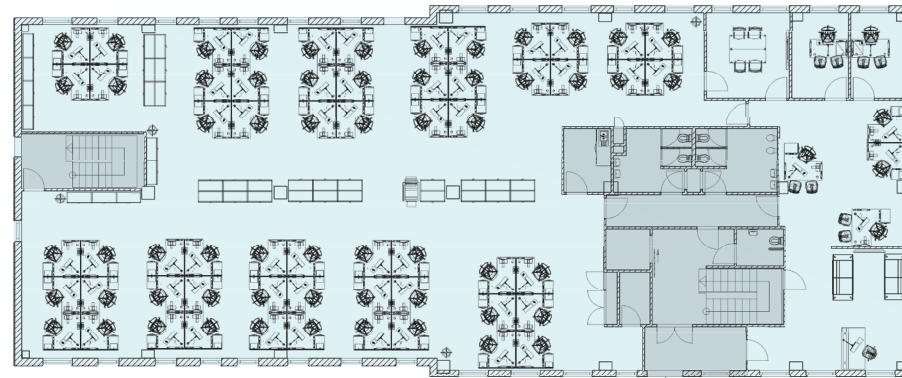
- 8 person passenger lift
- Suspended ceilings
- Male & female wc's and shower room to each floor
- Raised floors
- Gas fired central heating
- Up to 18 car parking spaces
- Close to main line station

ACCOMMODATION

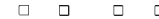
The accommodation comprises the following:

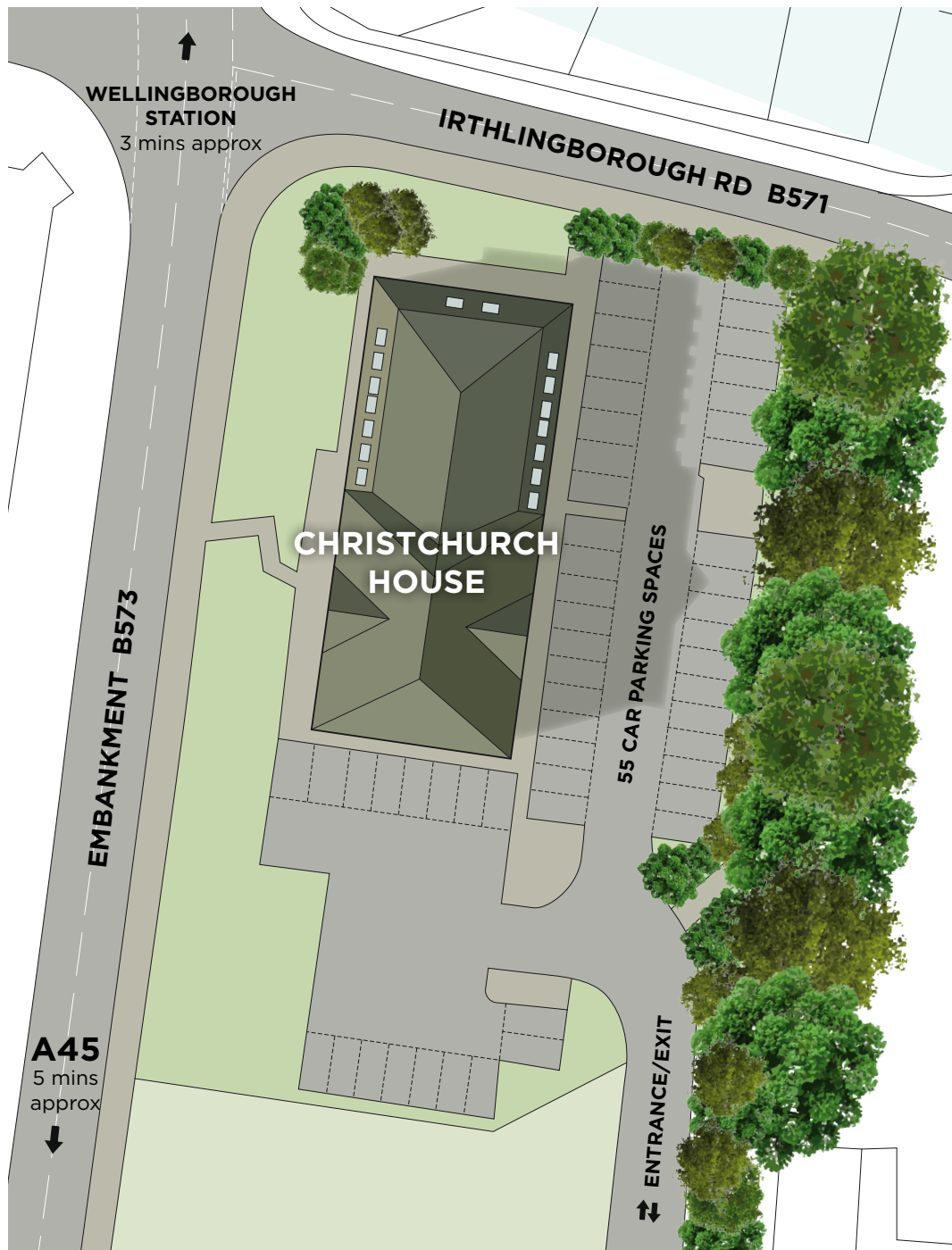
Ground Floor	5,171 sq ft	480.43 sq m
TOTAL (NIA)	5,171 sq ft	480.43 sq m

INDICATIVE LAYOUT



GROUND FLOOR





EPC

The property has an EPC asset rating of C (74).

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

RATES

Ground Floor Rateable Value: 39,500

Interested parties should confirm rates payable by making enquiries with the Borough Council of Wellingborough Business Rates Department on 01933 231624.

TERMS

Available on a new lease at a rent in the order of £81,500 per annum exclusive.

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agents:



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