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**Hadland**  
CHARTERED SURVEYORS

YOUR COMMERCIAL PROPERTY SPECIALISTS

COMMERCIAL • INDUSTRIAL • RETAIL • DEVELOPMENT • INVESTMENT

## TO LET

### GROUND FLOOR OFFICE SUITE

159.33 sq. m (1,715 sq. ft)



**UNIT 17 MOBBS MILLER HOUSE  
ARDINGTON ROAD  
NORTHAMPTON  
NN1 5LP**

- DEDICATED ENTRANCE OFF ARDINGTON ROAD
- SELF CONTAINED WITH ITS OWN KITCHEN AND WCs
- EXCELLENT ON SITE AND ON STREET PARKING
- 21.75M (71FT) X 7.98M (26FT)
- INCORPORATES RECEPTION, MEETING ROOM AND COMMS ROOM
- WALKING DISTANCE TO WELLINGBOROUGH ROAD SHOPS

**AVAILABLE TO LET AT £22,500 PER ANNUM EXCLUSIVE PLUS, VAT AND SERVICE CHARGE**



**RICS**

TEL: 01604 639657

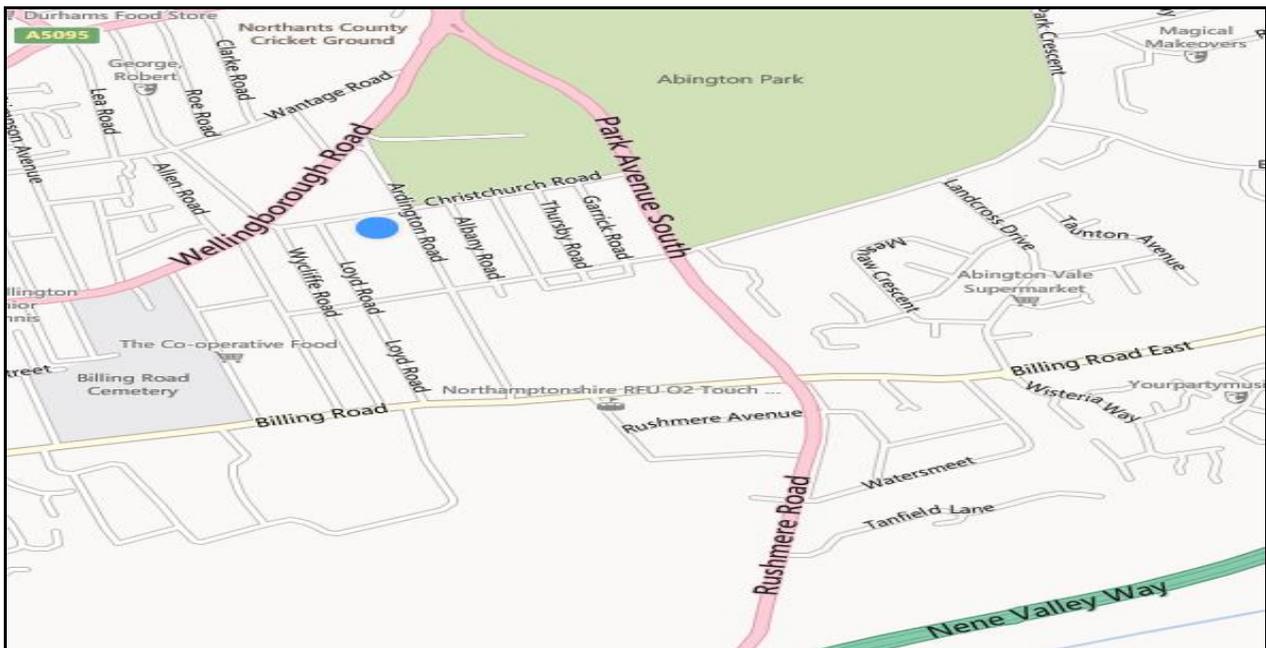
[www.hadlands.co.uk](http://www.hadlands.co.uk)

## LOCATION

Northampton is one of England's largest and fastest growing towns and is the strategic location for many national organisations as their central hub for business. Northampton has excellent rail and road communications, with hourly train services to London and road links to the M1 at Junctions 15, 15a & 16 and additionally to the A14 in the North. Northampton currently has an Enterprise Zone status which aims to support both new and expanding businesses by offering incentives.

The premises are located within Mobbs Miller House, which itself is located on the corner of Ardington Road and Christchurch Road in the Abington area of town - access is via a shared reception off Ardington Road. The premises are close to Abington Park and the shopping facilities of the Wellingborough Road. Northampton town centre is approximately 1½ miles distance.

## MAP



## DESCRIPTION

Mobbs Miller House is an imposing and impressive Listed building providing a range of self-contained offices at ground and first floor level. The complex is managed to a high standard to include cleaning of common parts, maintenance of the premises and garden areas. There is a private car park and free on street parking outside the building.

Unit 17 is at ground floor level with access via a large entrance lobby directly off Ardington Road. The suite totals 159.33 sq. m (1,715 sq. ft). incorporated within this is reception with separate visitor office, main open plan office and subdivided meeting room, comms room, male and female toilets and kitchen.



## TERMS

The office accommodation is available to let for a term of years to be agreed at an asking rent of £22,500 per annum exclusive. The ingoing tenant will be responsible for the Landlord's costs associated with the preparation of the lease document.

## SERVICE CHARGE

Levied to cover the cost of cleaning and maintaining the common areas, site security, water rates and building insurance etc.

## RATES

Rateable Value: £13,750.00 Rates Payable 2020/2021 (Estimated): £6930\*

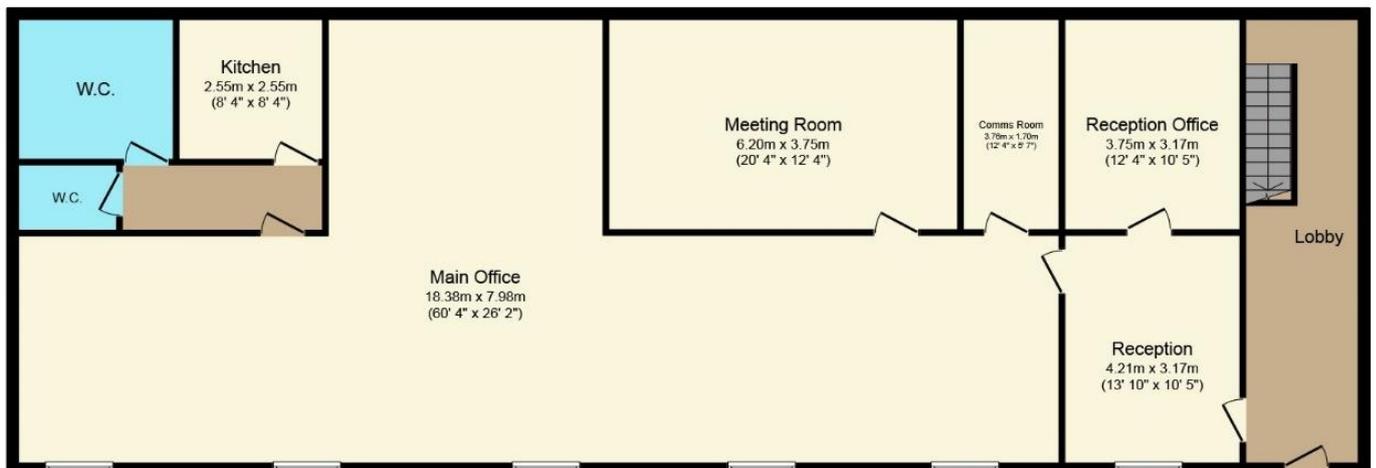
Estimated rates payable for qualifying small businesses: £4100

(\*Excludes Small Business Rates Relief which may apply)

The Rates Payable figure is an estimate. It does not take into account any Transitional Arrangements. It is important that interested parties verify this information with Northampton Borough Council Rating Department.

## VAT

The rental price quoted excludes any VAT which the landlord may have a duty or choose to impose. We are informed that VAT is payable on the rent.



## Floor Plan

(Not to scale and for general guidance only.)

## VIEWING

Strictly by appointment through:



**Misrepresentation Act:** Hadland for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Hadland has any authority to make or give any representation or warranty whatsoever in relation to this property.

**Value added tax:** Value added tax may be payable on the purchase price and/or on the rent and/or on the other charges or payments. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position, if necessary, by taking appropriate advice.