



PIONEER HOUSE

NORTHAMPTON • NN4 7YB

TO LET / MAY SELL

Newly refurbished offices in Northampton's Prime Office Location
3,017 - 9,900 SQ FT (280 - 920 SQ M)



Prime headquarters office within
The Lakes, Northampton's
premier business park



Northampton town centre
approx. 1.5 miles away



Fast rail connections to London
Euston (approx. 56 mins)



42 on-site car parking spaces



Excellent connectivity with A45
adjacent and M1 Junction 15
approx. 4 miles



Attractive riverside setting
overlooking the River Nene



Boundary is approximate

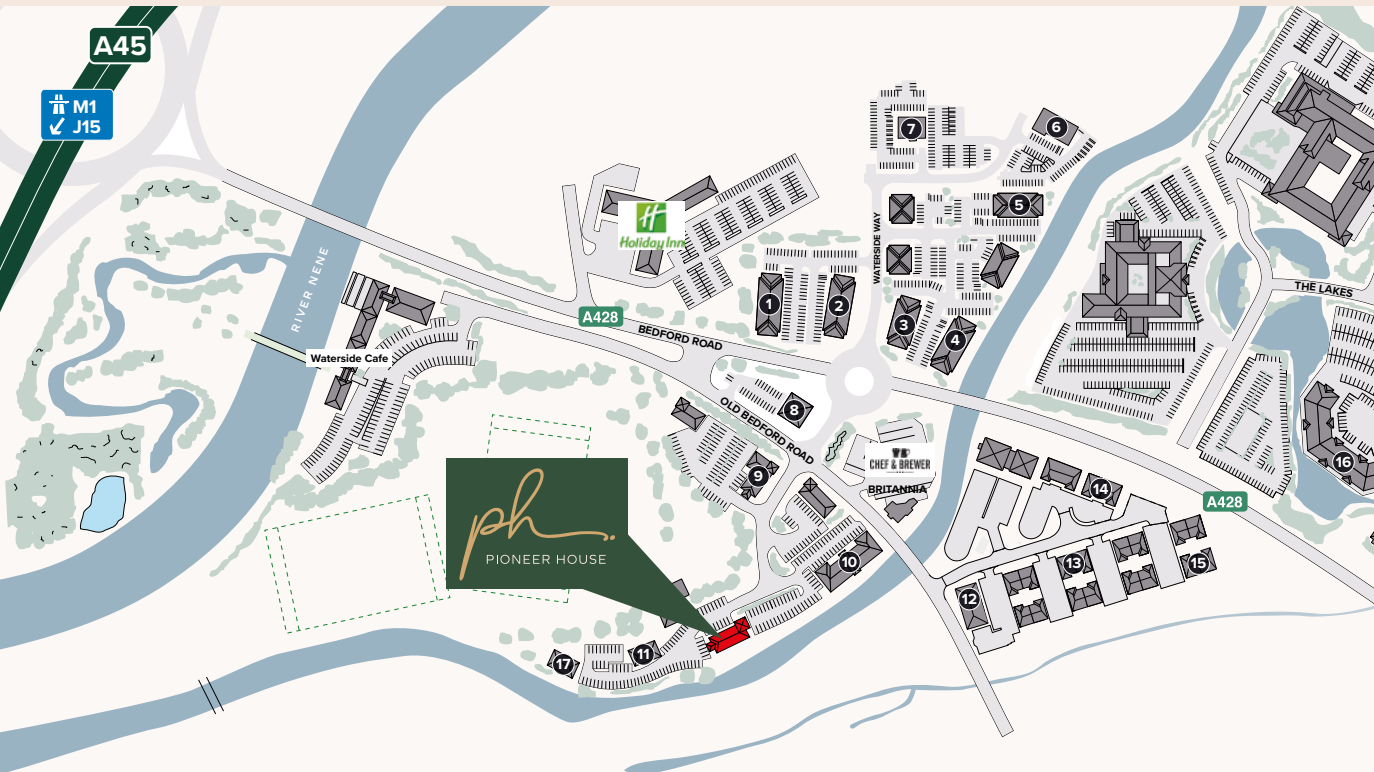
LOCATION

Pioneer 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.

Rushmills is approximately 1.5 miles southeast of Northampton town centre. The estate fronts the A428, providing access to the A45 dual carriageway. Junction 15 of the M1 is approximately 4 miles to the south.

Good public transport links with a regular bus service (stops nearby) and a train service to London Euston (approx 50 mins).

The Lakes is Northampton's prime office locations with occupiers including Persimmon Homes, Redrow, Handelsbanken, Staysure and several local solicitors.



- 1 **Persimmon**
Homes
- 2 **tollers**
solicitors
- 3 **BishopsgateLaw**
- 4 **REDROW**
- 5 **Handelsbanken**
- 6 **ROBSON**
- 7 **David Williams**
solicitors
- 8 **OCM**
Wealth & Management
- 9 **HOWES PERCIVAL**
- 10 **Staysure**
- 11 **Chamber**
of Commerce
- 12 **CS**
Construction Services
- 13 **key**
conveyancing
- 14 **Cobley Desborough**
- 15 **ADD|SECURE**
- 16 **SHOOSMITHS**
- 17 **AVR**

DESTINATION	DISTANCE
London	68 miles
Milton Keynes	20 miles
Coventry	33 miles
Leicester	38 miles
Oxford	43 miles
Birmingham	53 miles
Cambridge	58 miles

DESTINATION	JOURNEY
London (Euston)	56 mins
Birmingham (New Street)	1hr 6 mins
Manchester (Piccadilly)	2hrs 4 mins
Milton Keynes	14 mins
Coventry	35 mins



DESCRIPTION

The property is a detached modern office building in an attractive landscaped setting adjacent to the River Nene.

It provides open-plan accommodation across the ground and two upper floors, accessed from an attractive reception area and central core. The property has been comprehensively refurbished to a high standard.

Externally, there is an extensive car park laid with brickpaviors and surrounded by landscaping.



Pioneer House has undergone a comprehensive, top-to-bottom refurbishment across all three floors, including:

- **Full CAT A specification** - newly refurbished Ground, 1st and 2nd floor suites
- **Feature reception & lobby** featuring a striking natural oak acoustic wall panel
- **New VRV comfort cooling & heating system** with electric water heating and radiators to common parts
- **Brand new LED lighting** throughout, including LED panels to office floors, wafer downlights to common areas and feature wall lighting to staircases
- **New L1 fire alarm system**, fully tested and certified
- **New TPN distribution boards** with fully rewired lighting and power circuits
- **New carpet tiles** throughout office floors and staircases, with contrasting nosings
- **Comprehensively refurbished WCs** on every floor — new cubicles, vanity units and sanitary ware, with new shower facilities
- **Freshly redecorated throughout**, including staircases, landings and joinery
- **New suspended ceilings** (Rockfon Arctic) with upgraded ventilation
- **Externally refurbished windows & doors**, fully repainted with new door and window seals

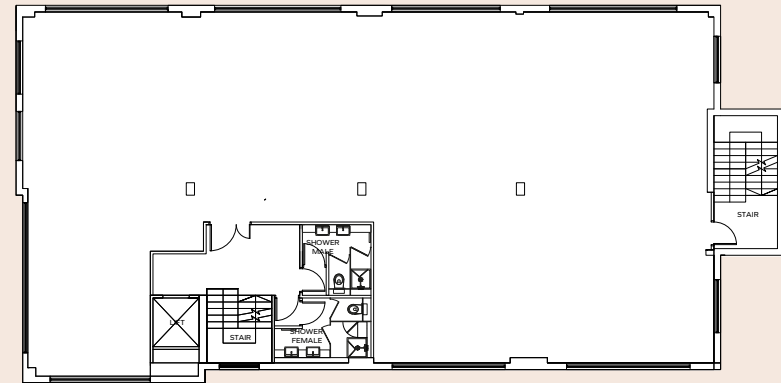


	Sq Ft	Sq M
Ground Floor Reception	323	30
Ground Floor Offices	3,017	280
First Floor Offices	3,280	305
Second Floor Offices	3,280	305
TOTAL	9,900	920

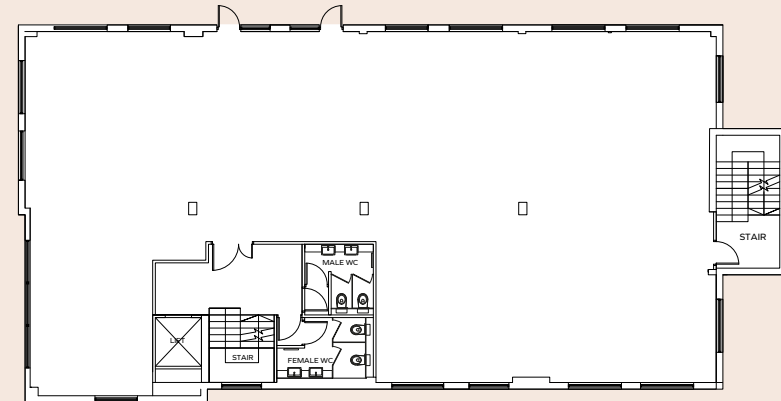
The site provides 42 car parking spaces (1:236 sq ft).



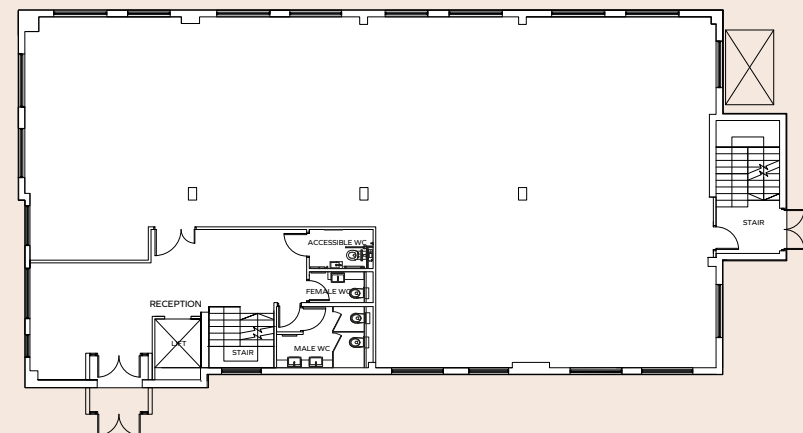
2nd Floor



1st Floor



Ground Floor



KEY INFORMATION

PROPOSAL

The property is available by way of a new full repairing and insuring lease at a quoting rent of £199,950 per annum exclusive.

The property is also available for sale.

SERVICES

The main services are laid out and connected to the property. The building benefits from brand new heating and cooling systems throughout.

EPC

The property has an EPC rating of B (44).

BUSINESS RATES

The current Rateable Value is to be confirmed.

LEGAL COSTS

Each party is to bear their own legal costs incurred in the transaction.

VAT

Unless stated otherwise, all figures quoted are exclusive of VAT. VAT will be payable on all charges relating to the property where applicable.



Viewing and further information via the joint agents:



David Smith
dsmith@drakeandpartners.co.uk

Nicholas Roberts
nroberts@drakeandpartners.co.uk



Oliver Thompson
oliver@tdbre.co.uk

Jack Brown
jack@tdbre.co.uk

This brochure and description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Unless otherwise stated, all rents quoted are exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of a transaction. 07/26

By law we must comply with Anti-Money Laundering regulations which require us to undertake checks on all parties to relevant transactions. Parties must provide the information required for such checks when a deal is agreed. This will include full details of the party and the source of funds plus other information considered relevant.