



Primus House, Cygnet Drive, Northampton NN4 9BS

TO LET

Self Contained Modern Office Building

**5,667 Sq Ft
(526 Sq M)**

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DESCRIPTION

Primus House is an attractive self-contained office building constructed in 2007 with excellent allocated car parking. The office space is split over two floors providing a mix of open plan space, individual offices and meeting rooms together with WCs and a kitchenette on each floor. The property is ideally suited to sole occupancy but could also allow multiple occupation on a floor by floor basis.

- ✓ Modern self contained building constructed in 2007
- ✓ Prominent position fronting Swan Valley Way
- ✓ Kitchenettes, meeting rooms and board room
- ✓ Air conditioning and raised access floors
- ✓ Suspended ceilings with inset LG7 and LED lighting
- ✓ 23 allocated parking spaces



LOCATION

Swan Valley is a well-established business location in immediate proximity to Junction 15A of the M1, which is less than half a mile distant. Northampton town centre and rail station are within approximately 4 miles or 15 minutes' driving distance.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	2,828	263
First Floor	2,839	264
Total	5,667	526

VAT

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

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

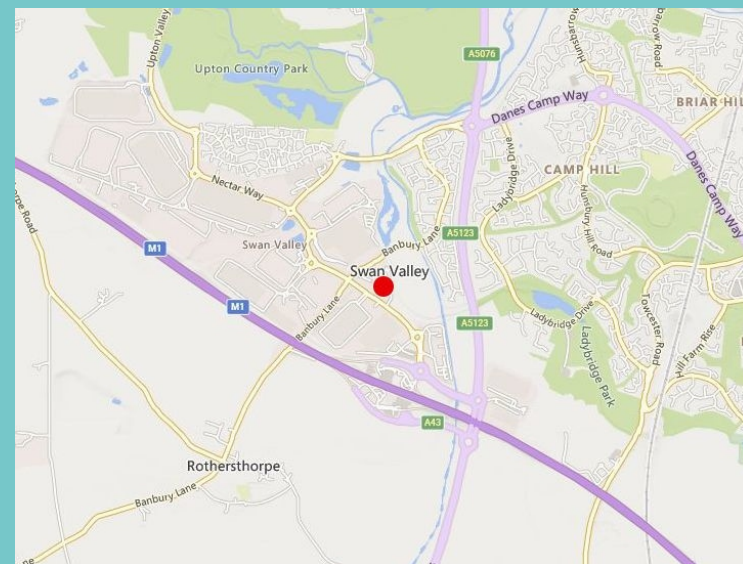
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The property is available for sale on a freehold basis or alternatively to let on a new lease on terms to be agreed.

EPC C-70



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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