



PYRAMID CLOSE

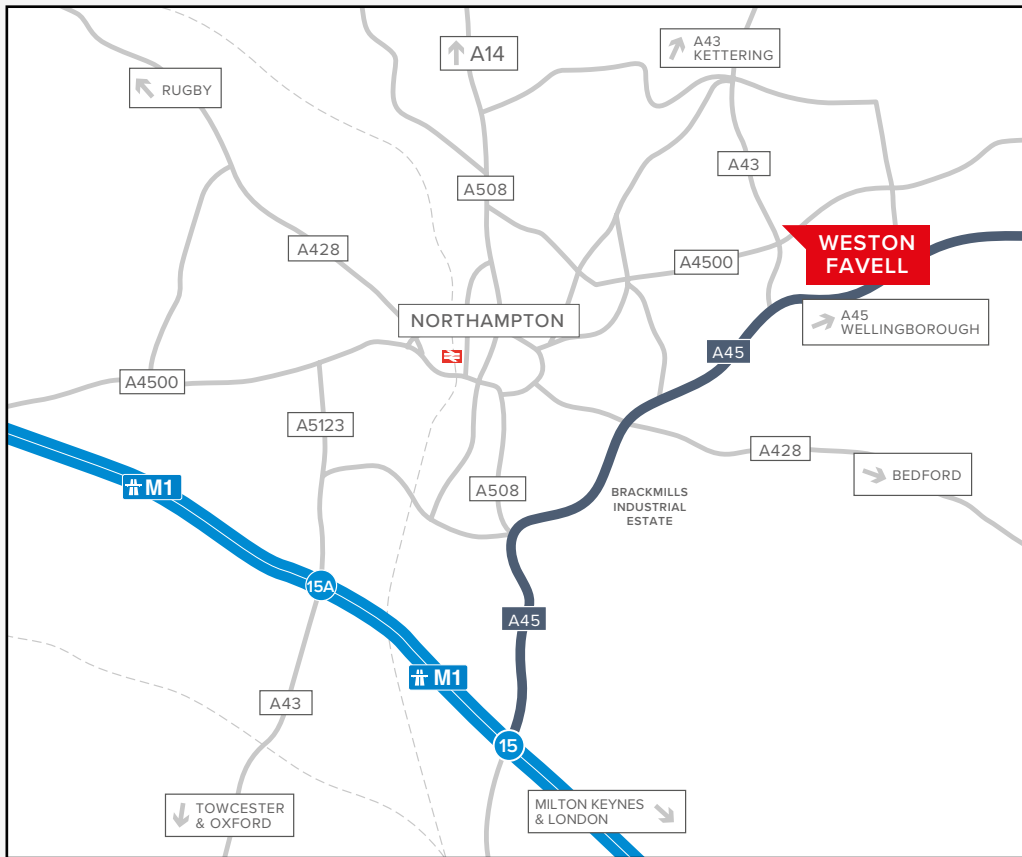
HQ OFFICE BUILDING

32,058 sq ft (2,978.31 m²)

- 1.75-acre (0.71 ha) site with 142 car parking spaces
- Rare freehold/long leasehold opportunity
- Suitable for Owner-Occupiers, Investors or Developers
- Potential for alternative uses (STP)



WESTON FAVELL · **NORTHAMPTON** · NN3 8PH



SAT NAV:
NN3 8PH

LOCATION

The property is located on **Pyramid Close** in Weston Favell, a mixed-use area with offices, a police station, and other community uses. It lies just **400 yards north of Weston Favell Shopping Centre**, anchored by **Tesco Extra**, and complemented by additional retail, food outlets, a petrol station, leisure centre, and healthcare facilities – all within walking distance.

Positioned to the east of **Northampton town centre**, the site enjoys strong road links via the **A43**, with the **A45** just 0.5 miles away, providing fast access to **M1 Junction 15, Kettering**, and the **A14**. The area is well served by surrounding residential neighbourhoods and supporting local amenities.

DESTINATION	DISTANCE	TIME
A43 (Northampton – Kettering)	0.2 miles	1 min
A45 (Ring Road / M1 J15 Link)	0.5 miles	2 mins
Northampton Town Centre	3.0 miles	10 mins
Northampton Railway Station	4.5 miles	15 mins
M1 (Junction 15)	5.0 miles	12 mins
Kettering	14 miles	25 mins
A14 (Junction 9)	15 miles	27 mins
Milton Keynes	22 miles	35 mins
London (via M1)	67 miles	90 mins



Northampton College

Northamptonshire Police

The Boulevard
Domino's PAPAJOHNS
Pets & friends indigosun

Pyramid Close

A43

Weston Favell Shopping Centre

TESCO Boots
PUREGYM GREGGS
COSTA SUBWAY

Lings Forum Leisure Centre

LIDL

McDonald's

TESCO Fuel

b&m

Lumbertubs Way

Billing Brook Rd

Wellingborough Rd

A4500

M1



Main entrance reception



142 car spaces (1:225 sq.ft)



Mix of open plan and private offices



Canteen area with proposals to restore this to office space



Client facing showroom and demonstration space



2x passenger lifts (one in service)



Boardroom



Lower ground floor – goods/ service access for back of house

DESCRIPTION

The property comprises a substantial **four-storey headquarters office building**, constructed in the late 1970s and held in sole occupation since completion. It sits on a **1.75-acre site** with views over adjoining parkland and direct access from **Pyramid Close**.

The layout includes a **main reception, open-plan and cellular office areas, client showroom/demonstration space, boardroom, and a staff canteen** (with potential to convert back to office use). The lower ground floor offers back-of-house, IT, and goods access. The building is served by **two passenger lifts** (one in operation).

Externally, there is a **secure, barrier-controlled car park providing 142 spaces** (ratio 1:225 sq ft), including visitor and accessible bays.

The building offers scope for continued use, refurbishment, or alternative uses (STP).







ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (6th Edition).

Floor	Use	Sq m	Sq ft
Lower Ground	Office / Demo / IT	237.56	2,557
Ground	Office / Showroom	928.41	9,993
First	Office	931.25	10,024
Second	Office / Canteen	881.09	9,484
Total NIA		2,978.31	32,058

SITE AREA: 1.75 acres (0.71 ha)

PARKING: 142 spaces total (including 5 visitor + 2 disabled spaces)





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TENURE

Held on a 99-year ground lease from 17 May 1976, with approx. 50 years unexpired.
Current ground rent: £54,400 per annum, reviewed every 14 years (next due in 2032).
The lease benefits from security of tenure under the Landlord & Tenant Act 1954.

PLANNING

West Northamptonshire Council is preparing a new Local Plan (to 2043), currently under consultation.

The property is not Listed and not within a Conservation Area.

Historic planning records can be viewed via the [West Northamptonshire Planning Portal](#)

EPC

The property has an Energy Performance Rating of D (98), valid until 18 February 2033.

SERVICES

The property is connected to all mains services, including gas, electricity, water, and drainage.

It has direct access from the adopted highway (Pyramid Close).



Boundaries are indicative only



PROPOSAL

Proposals invited for either of the following:

Option 1: Residue of the long leasehold interest

Option 2: Freehold interest with vacant possession

VAT

All figures are quoted exclusive of VAT.

DATA ROOM

Access to a full suite of plans, documents and certificates available on request.

EPC

Energy Performance Asset Rating: D 89.

VIEWINGS

Strictly by prior appointment through the sole agents:



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