

FOR SALE/TO LET

High-quality self-contained office headquarters
with extensive on-site parking



NO1

QUEENSBRIDGE

NORTHAMPTON | NN4 7BF

10,550 sq ft
(980.13 sq m)

- 
- Landmark Office Building
 - Vacant Possession
 - 63 Car Parking Spaces
 - New VRF Air Conditioning
 - Prominent Roadside Position
 - Excellent Access to M1 & A45

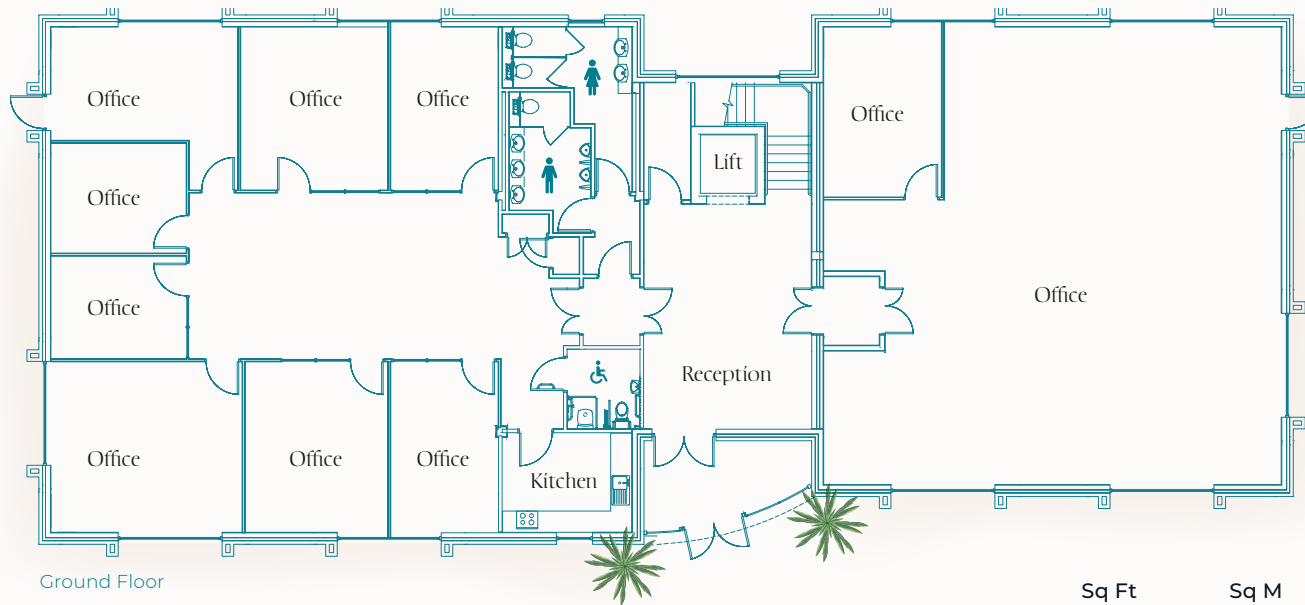
A landmark headquarters building

No.1 Queensbridge presents a rare opportunity to acquire or lease a prominent self-contained office building within Northampton's established Lakes Business District.

Constructed on a bespoke basis for the current occupier, the property provides high-quality accommodation arranged over ground, first and second floors around a central core. The flexible design, generous parking provision and modern building services make it suitable for owner occupiers, investors and businesses seeking a highly accessible headquarters facility.

The building recently benefited from the installation of a new VRF HVAC system, ensuring efficient climate control throughout while supporting modern occupational requirements.

Available with vacant possession, No.1 offers occupiers the ability to create a bespoke working environment within one of Northampton's most established commercial locations.



	Sq Ft	Sq M
Reception	75	6.97
Ground Floor	3,955	367.43
First Floor	4,085	379.51
Second Floor	2,435	226.22
Total	10,550	980.13



Strategically positioned within Northampton's premier business district



No.1 occupies a highly prominent position fronting the A428 Bedford Road within Northampton's established Lakes office district.

The property benefits from exceptional visibility and excellent access to Northampton town centre, Junction 15 of the M1 motorway and the wider regional road network.

Its strategic location, combined with substantial parking provision and a high-quality specification, makes No.1 one of the town's most attractive office opportunities.

Prominently positioned, perfectly connected.



Prominent
Roadside
Position



Excellent Regional
Connectivity



7 Minutes to
M1 Junction 15



Established
Business Location



10 Minutes to
Northampton
Town Centre



Landmark Office
Building



63 Allocated
Parking Spaces



Designed for modern occupiers

The building has been designed to provide efficient and flexible office accommodation capable of supporting a wide variety of business requirements.

Accommodation is arranged around a central core providing lift access and WC facilities, whilst fob-controlled access allows flexibility for occupation on a floor-by-floor basis if required.

The recent installation of a new VRF HVAC system complements the building's existing high-quality specification and ensures a comfortable working environment throughout.

SPECIFICATION



New VRF Air Conditioning System (2025)



Raised Access Floors



Suspended Ceilings



Lift Access To All Floors



DDA Compliant Building



Fob Controlled Access System



Flexible Floorplates



Central Core Layout



Landmark Office Building



Excellent Natural Light



Vacant Possession



Fully Self-Contained Accommodation

PARKING

The property benefits from a secure barrier-controlled car park providing:
63 Allocated Parking Spaces

Excellent Parking Ratio of
1 Space Per 167 Sq Ft





Exceptional Connectivity

Northampton occupies a strategic position at the heart of the UK's motorway network and remains one of the Midlands' most established commercial centres.

The town benefits from excellent road and rail infrastructure, providing occupiers with fast access to London, Birmingham and the wider South East.

ROAD CONNECTIONS

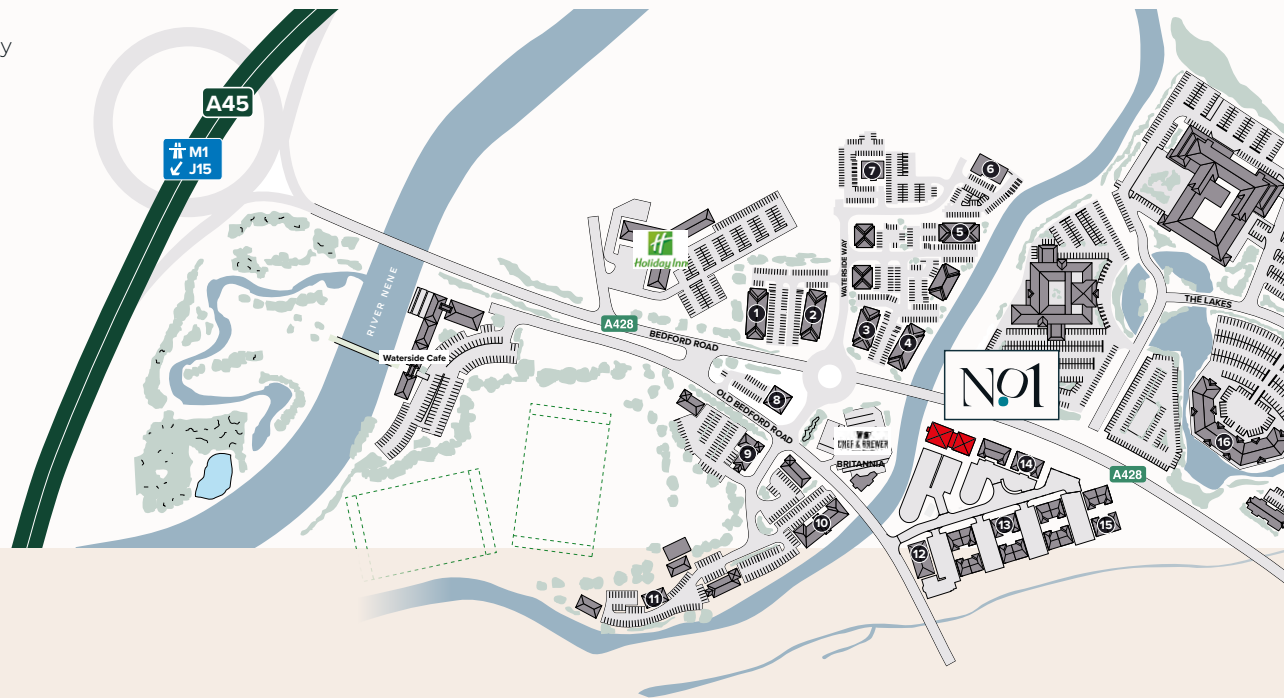
- M1 Junction 15 – 7 mins
- Northampton Town Centre – 10 mins
- Milton Keynes – 25 mins
- Bedford – 30 mins
- Leicester – 45 mins
- Birmingham – 60 mins
- London – 90 mins

RAIL CONNECTIONS

- Regular services from Northampton Railway Station provide direct access to:
- London Euston – Approximately 1 Hour
- Birmingham New Street – Approximately 1 Hour
- Milton Keynes Central
- Rugby
- Coventry

WHY NORTHAMPTON?

- ✓ Central UK Location
- ✓ Skilled Labour Pool
- ✓ Excellent Road Infrastructure
- ✓ Direct Rail Services
- ✓ Established Business Environment
- ✓ Access To Regional & National Markets



Rare Freehold Opportunity

No.1 offers a unique opportunity to acquire a self-contained headquarters office building within one of Northampton's most established commercial locations.

Terms

The property is available freehold with vacant possession.

Leasehold opportunities may also be considered, subject to covenant strength and lease terms.

Price

Price on application.

Business Rates

The current Rateable Value from 1 April 2026 is: **£134,000**

Interested parties should make their own enquiries regarding business rates liability.



Contacts

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