



THE AVON BUILDING

NUNNS MILL ROAD NORTHAMPTON NN1 4PA

3RD & 4TH FLOOR FULLY FITTED GRADE A OFFICE ACCOMMODATION
9,200 SQ FT - 37,000 SQ FT (855 SQM - 3,510 SQM)

Drake
COMMERCIAL

DeVono

INTRODUCTION

Drake Commercial and DeVono are delighted to offer office accommodation in The Avon Building, which is a landmark building in Northampton and the surrounding area.

The available space comprises two wings on each of the 3rd and 4th floors. The space is fully fitted to include desking, if required, and is available for immediate occupation on flexible sublease terms.

The Avon Building is widely regarded as one of the best office buildings in the M1 corridor. It is wonderfully sited on the banks of the River Nene, and surrounded by the University of Northampton's new campus, Becket's Park and the Midsummer Meadow open space.

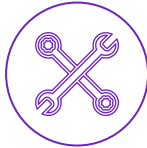
The Avon Building boasts best in class accommodation. The building has a spectacular full height atrium rising between each of the wings from the spacious foyer, which combines to provide a dramatic entrance, unrivalled in the local market and access to the building's own cafe.

The office accommodation offers genuine Grade A space, a rarity in the Northampton market with fully fitted offices. The building's design provides for floor to ceiling windows in much of the space, which combines with the views from these upper floors to heighten the experience of the occupier. The fit-out extends to individual offices and meeting rooms of high quality and extensive quality desking in the open plan areas.

FLOOR	SQ FT	SQM	QUOTING RENT (PER SQFT)
3rd & 4th	9,200 - 37,000	855 - 3,510	£19.00



SPECIFICATION & BUILDING AMENITY



FULLY
FITTED OUT



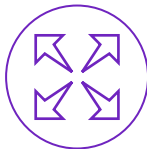
THREE
PASSENGER LIFTS



EPC
RATING C



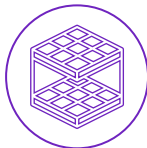
181
CAR PARKING SPACES



FULLY ACCESSIBLE
RAISED FLOOR



FOUR PIPE FAN COIL
AIR CONDITIONING



EXCELLENT FLOOR TO
CEILING HEIGHT



MANNED
RECEPTION AREA



CAFÉ
ON SITE



BREEAM RATING
VERY GOOD

LOCATION

Northampton is a large county town situated in the South-East Midlands circa 68 miles north of London and 50 miles south east of Birmingham.

The Avon Building is 0.7 miles from Northampton town's shopping centre. Nearby Bedford Road provides access to public transport routes, as does the adjacent University campus.

Northampton Railway Station is 1.5 miles away providing direct services to London Euston (from 50 mins) Milton Keynes (circa 12 mins) and Birmingham New Street (circa 1 hr).

The A45 dual carriageway is 0.5 miles to the east on Bedford Road. It forms part of the town's ring road and also provides access to the M1 at J15, which is 4 miles to the south.



LOCATED NEAR
A VARIETY OF
AMENITIES
SUCH AS BARS,
RESTAURANTS &
NORTHAMPTON
UNIVERSITY
CAMPUS



ACCOMMODATION

The entire 3rd and 4th floors are available the principle areas being as follows.

DeVono are delighted to offer:

FLOOR	SQ FT	SQ M
4th Floor	18,900	1,755.7
3rd Floor	18,900	1,755.7
TOTAL AVAILABLE	37,800	3,511.7

Car parking will be provided to a ratio of 1 space per 1:204 sq ft

TERMS

The accommodation is available by way of sub leases expiring in April 2024 on terms to be agreed. The main costs are: -

Quoting Rent	£19.00 Per SQ FT
Rates	£4.58 Per SQ FT
Service Charge	£5.72 Per SQ FT
All In Cost	£29.30 Per SQ FT

EPC

Rating: C

BREEAM

Rating: Very Good

MISREPRESENTATION ACT
These details are for general guidance only and are not intended to form an offer or part of an offer. All 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 their correctness. SUBJECT TO CONTRACT





CONTACT

For Further Details Contact:

DAVID BARRINGTON
M: 07967 345 830
db@devono.com

ALEX LAWS
M: 07767 608 304
al@devono.com

JOE SMITH
M: 07980 792670
jsmith@drakecommercial.co.uk

DAVID SMITH
M: 07974 076116
dsmith@drakecommercial.co.uk

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