

TO LET 50,000 sq.ft

800 PAVILION DRIVE, NORTHAMPTON BUSINESS PARK, NORTHAMPTON NN4 7YL

with 223 car parking spaces



**bray
fox
smith** brayfoxsmith.com
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800 PAVILION DRIVE, NORTHAMPTON BUSINESS PARK, NORTHAMPTON NN4 7YL



PARK HOUSE
300 PAVILION DRIVE

Grant Thornton

VICTORY HOUSE
400 PAVILION DRIVE

Regus

PAVILION COURT, 600 PAVILION DRIVE

Harris & Co
ACCOUNTING SERVICES LTD

PORTMAN
ASSET FINANCE

KilbyFox

T&W
Civil Engineering Ltd

650 PAVILION DRIVE

VSG 14forty

700 PAVILION DRIVE

Northamptonshire
Criminal Justice
Centre

QUADRA
500 PAVILION DRIVE

infinis

PERRYS
Allied Irish Bank

BARCLAYCARD HOUSE

barclaycard

ELECTUS, 900 PAVILION DRIVE

ALD
Automotive

OnlineDIRECT

HSE
Health & Safety

FCC
Environment

800 PAVILION
DRIVE





LOCATION

Northampton is an affluent town located in Northamptonshire in the East Midlands. The town has a population of approximately 225,000 people and is located 16.5 miles (26.5km) north of Milton Keynes. London is located 67 miles (108km) to the south east whilst Birmingham is located 58 miles (93km) to the north west.

Northampton has a long standing association with the shoe making industry which dates back to the 15th century. The town whilst still world renowned for its shoes has developed into a thriving economic centre since it was granted new town status in 1968. The town is now the UK's second largest town behind Reading.

As at December 2017 Northampton's unemployment rate stood at 1.2% well below the national unemployment average of 4.5%. The Northampton office market is made up of several key employment sectors, in particular Finance, Business Services, ICT and Administration & Support Services. Combined, these sectors account for 29.4% of all jobs in the town which is ahead of the UK average of 25.5%. The largest employment sub-sector is Administration & Support Services which accounts for 11.7% of all jobs.

Northampton has seen the likes of Barclaycard, Opus Energy, Nationwide, Travis Perkins and Ricoh all establish their national headquarters in the town.

NORTHAMPTON BUSINESS PARK

Northampton Business Park is a premier office development in Northampton. The Park was developed in the late 1980's and early 1990's and spans 54 acres. The Park is home to nine high quality headquarter office buildings and is located close to The Lakes Business Park and Brackmills Industrial area.

Northampton Business Park is home to a number of local and national occupiers which include Barclaycard, Grant Thornton, Infinis Energy, Portman Asset Finance, Regus and VSG.



The building comprises **50,849 sq ft** of high quality office space set over Ground, First and Second Floors

DESCRIPTION

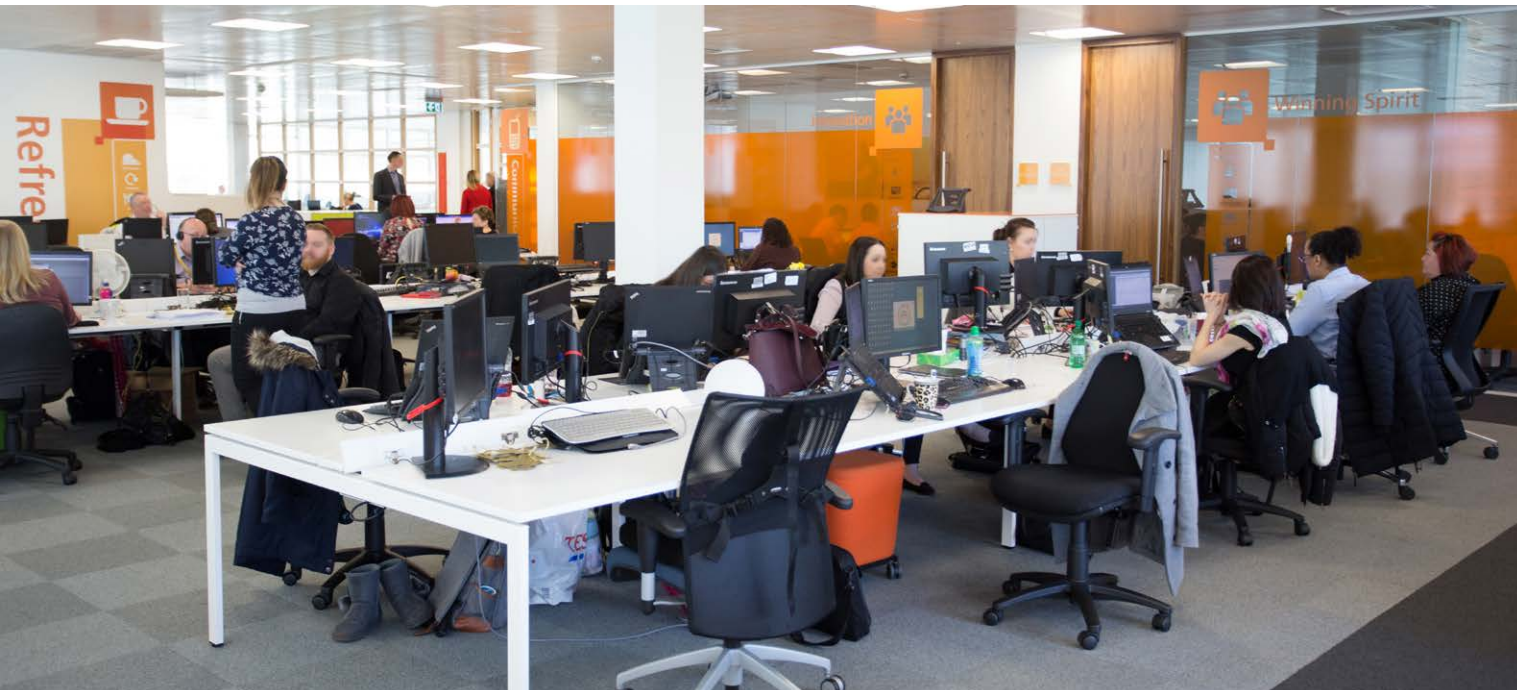
The property was originally built in the early 1990's and is of steel frame construction with concrete base walls and a pitched roof which was re-covered in October 2011.

The property is a detached office building comprising 50,849 sq ft of high quality office space set over Ground, First and Second Floors. The floors are easily divisible, arranged in a square shape around a full height central atrium.



SPECIFICATION

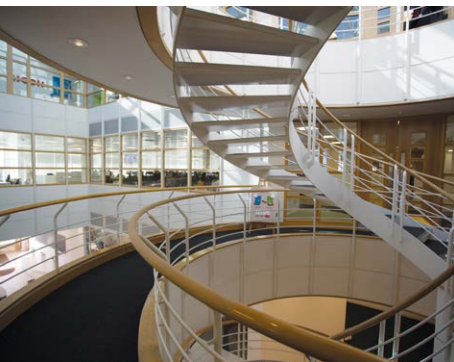
- VAV air conditioning
- Metal tiled suspended ceilings
- Excellent floor to ceiling height
- Cat 2 lighting
- Raised floors
- Bespoke canteen facility
- Full height atrium
- 2x 12 person passenger lifts



The property benefits from 223 car parking spaces providing an excellent business park car parking ratio of 1:228 sq ft



TYPICAL FLOORPLAN



ACCOMMODATION (NIA)

Ricoh House	Use	Sq M	Sq Ft
Second Floor	Office	1,589	17,104
First Floor	Office	1,546.4	16,645
Ground Floor	Office	1,501.4	16,161
Ground Floor	Reception	87.2	939
TOTAL		4,724	50,849

The property has been measured by Plowman & Craven in accordance with the RICS Code of Measuring Practice (5th Edition).



FURTHER INFORMATION

Access to the floor plan and specification is available upon request.

PROPOSAL

The building is available on a new effective FRI lease on terms to be agreed.

CONTACT INFORMATION

For further information or to make viewing arrangements please contact:

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