



# PETERBRIDGE HOUSE

THE LAKES | NORTHAMPTON | NN4 7HB

## HIGH QUALITY HQ OFFICE BUILDING

LOCATED IN A PROMINENT POSITION FACING THE A428 AT THE ENTRANCE TO THE LAKES

NEWLY REFURBISHED HIGH QUALITY,  
SUSTAINABLE OFFICE SPACE TOTALLING

*10,900 sq ft*



Remodeled entrance reception



EPC A (19)



Fully refurbished Grade A offices



New energy efficient VRF air conditioning



New LED lighting (PIR controlled)



20 kWp PV panels - reduced energy costs



DDA shower facilities and locker room

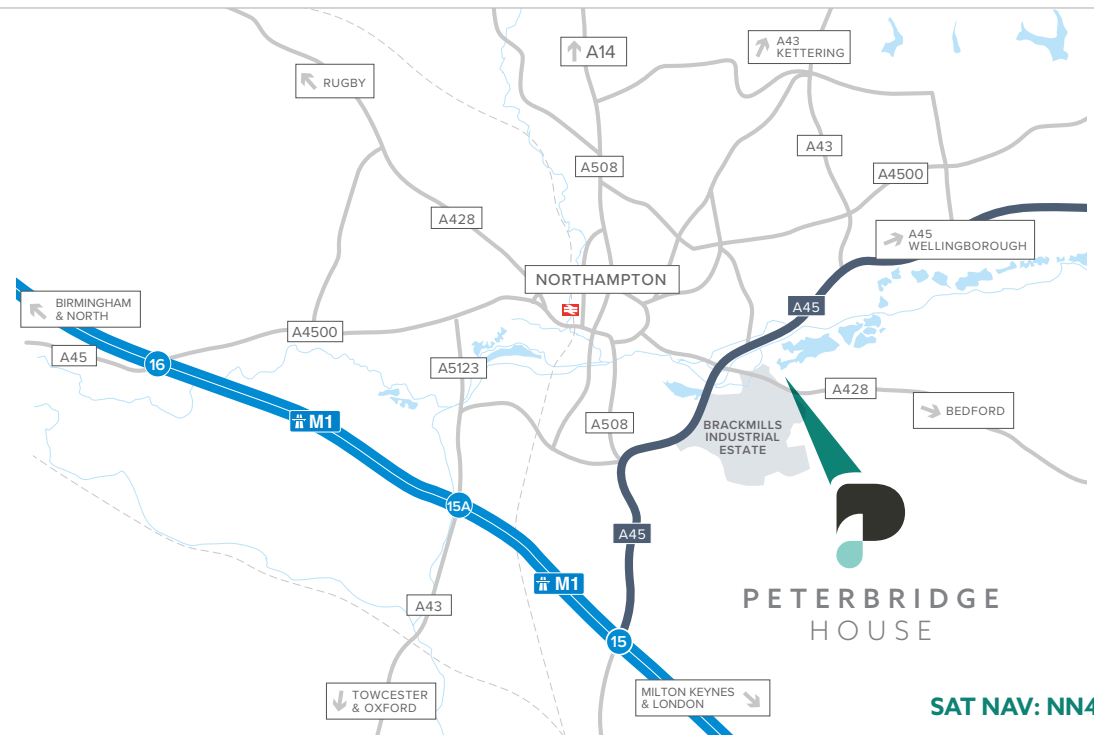


Secure private car park with 61 spaces (1:179 sq ft)

## location

**Northampton** is centrally located within the UK, approximately 63 miles (101 km) north of London, 52 miles (83 km) southeast of Birmingham and 38 miles (61 km) south of Leicester and is the principal town for the County of Northamptonshire.

Northampton has excellent road links serviced by three junctions of the M1 motorway (J15, J15a and J16), and is easily accessed from the M40 and M6 motorways, making Northampton a popular office location. By rail, Northampton is only 1 hour from London Euston and Birmingham New Street, with regular services to the North.



PETERBRIDGE HOUSE

SAT NAV: NN4 7HB

### TOWNS & CITIES

Town Centre	2 miles
Milton Keynes	15 miles
Leicester	40 miles
Birmingham	55 miles
London	64 miles

### AIRPORTS

London Luton	34 miles
East Midlands	48 miles
Birmingham Int.	40 miles
London Heathrow	65 miles
London Stansted	65 miles

### RAIL

Milton Keynes	12 mins
London Euston	58 mins
Birmingham New Street	59 mins



58 mins from London Euston



Excellent road links

# situation

**Peterbridge House** is situated on The Lakes Business Park which is considered to be Northampton's premier park located approximately 1 mile (1.6 km) to the southeast of Northampton Town Centre. Situated at the entrance of this attractively landscaped business park the building benefits from a highly prominent position and is easily accessed via the A428 Bedford Road that leads from the A45 dual carriageway.

Local amenities and restaurants are available at The Lakeside Pub, Britannia Inn and Premier Travel Inn and Holiday Inn Express.

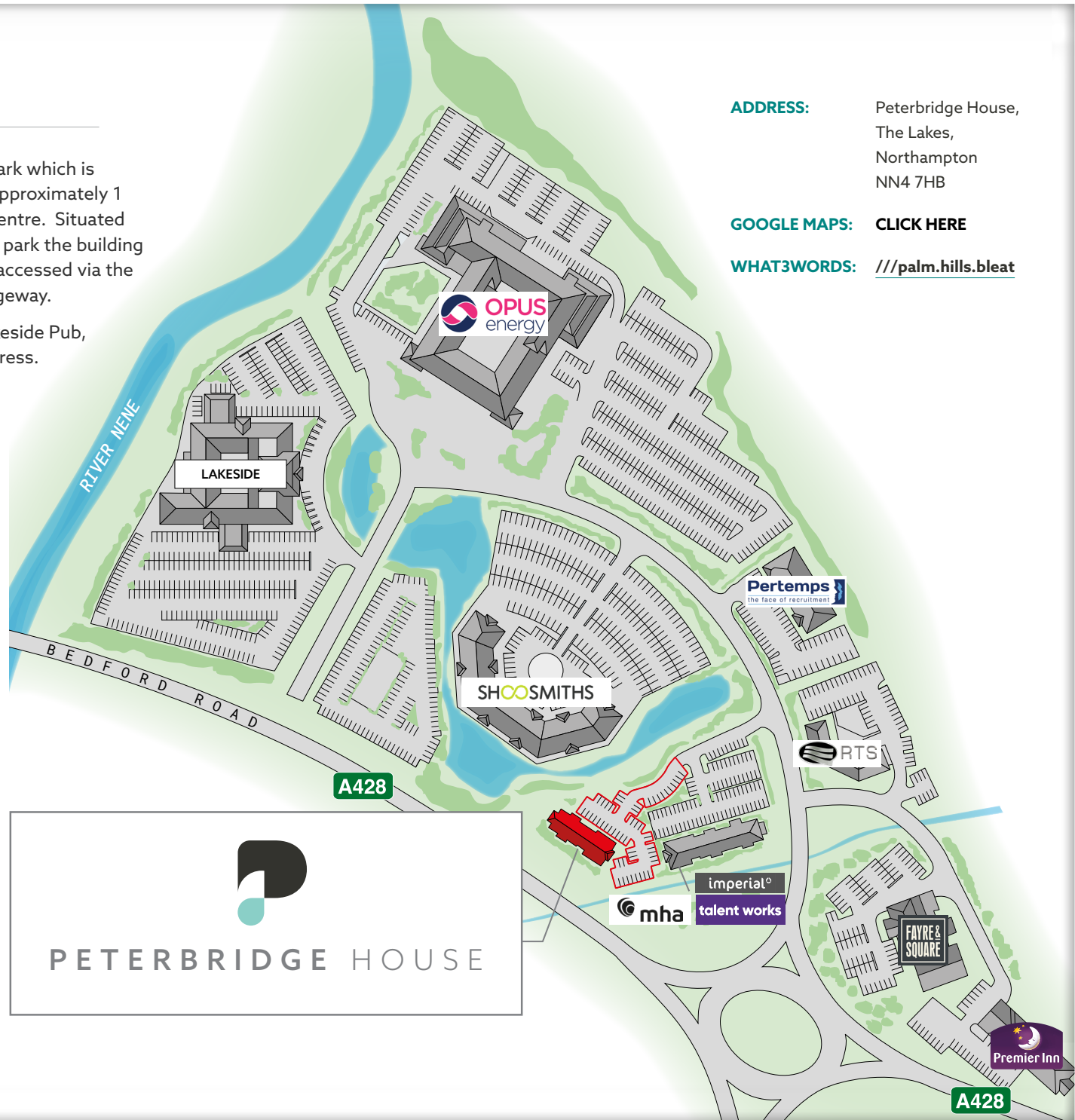
Nearby occupiers on the business park include:

- Shoosmiths Solicitors
- MHA
- Opus Energy
- Compex Development & Marketing
- HSBC
- Persimmon
- Redrow
- Staysure
- Talent Works
- Imperial

**ADDRESS:** Peterbridge House,  
The Lakes,  
Northampton  
NN4 7HB

**GOOGLE MAPS:** [CLICK HERE](#)

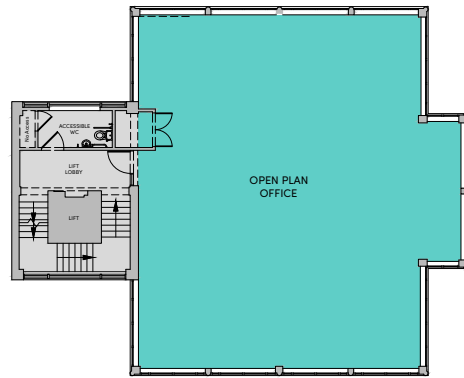
**WHAT3WORDS:** [///palm.hills.bleat](#)



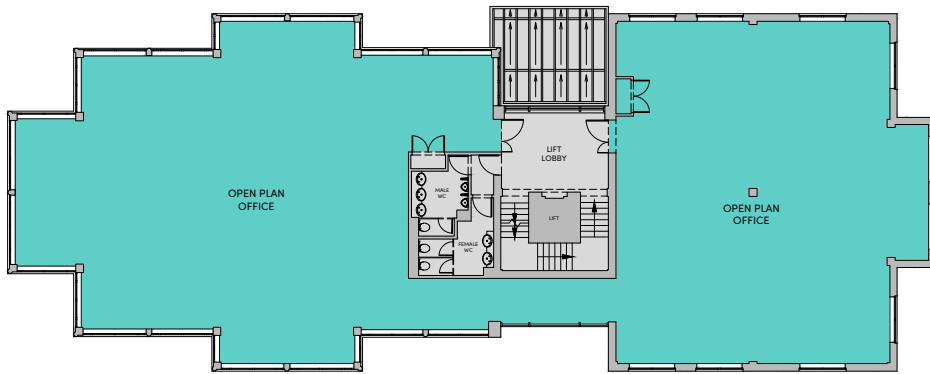


*refurbished*

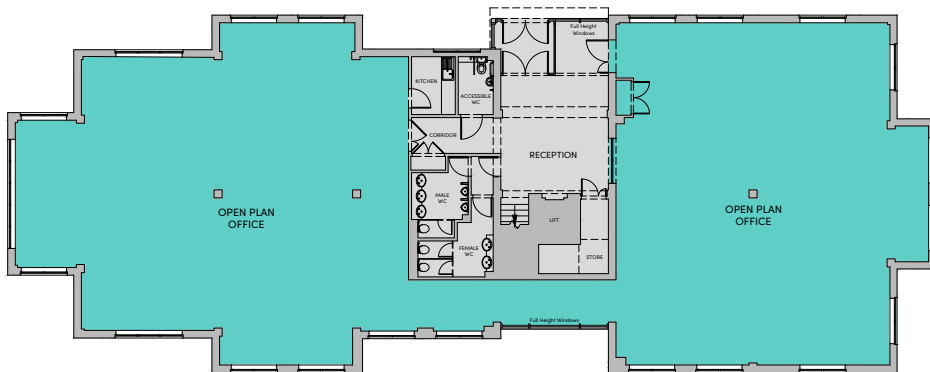
COMPREHENSIVE REFURBISHMENT ACROSS A REGULAR FLOORPLATE



Second Floor



First Floor



Ground Floor



## *accommodation*

Second floor	1,996 sq ft	185.4 sq m
First floor	4,452 sq ft	413.6 sq m
Ground floor	4,452 sq ft	413.6 sq m
<b>TOTAL</b>	<b>10,900 sq ft</b>	<b>1,012.6 sq m</b>

Secure private car park with 61 spaces (1:179 sq ft)

An EPC certificate is available upon request.



# PETERBRIDGE HOUSE

THE LAKES  
NORTHAMPTON | NN4 7HB

## TERMS AND RENT

Peterbridge House is available on a new lease for a term to be agreed. Rent on application.

## SERVICE CHARGE

An estate charge is levied for the upkeep and maintenance of the external common landscaping and shared roads.

## RATEABLE VALUE

Ground & first floors - £91,000. Second floor - £25,750.

Interested parties should make their own enquiries with the local rating authority.

## VAT

The rent payable will be exclusive of VAT.

Misrepresentation: These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bray Fox Smith has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bray Fox Smith have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property. 04/24

For viewings and further information, please  
contact the sole agent.



IAN LEATHER

07860 612242

[ianleather@brayfoxsmith.com](mailto:ianleather@brayfoxsmith.com)

JOSS BURROWS

07342 341727

[jossburrows@brayfoxsmith.com](mailto:jossburrows@brayfoxsmith.com)