

Spencer House, Cliftonville Road Northampton, Northamptonshire NN1 5BU

lot 35

Modern Freehold Office Building with Potential

- Substantial office accommodation 1,609 sq m (17,329 sq ft)
- Large car park for approximately 39 cars
- Total approximate site area of 0.24 hectares (0.6 acres)
- Prominent location on A4501, 1 mile east of Northampton town centre and 4 miles north-west of the M1 (Junction 15)
- Adjoining Northampton General Hospital, with other nearby occupiers including HMRC, Lloyds and AXA
- Six Week Completion Period Available

Vacant Possession



On behalf of Sarah Rayment
and Shay Bannon of BDO LLP
as Joint LPA Receivers

Location

Miles: 1 mile east of Northampton
65 miles north-west of London
Roads: A428, A45, M1 (Junction 15 & 15A)
Rail: Northampton Rail Station
(56 minutes to London Euston)
Air: London Luton Airport

Situation

The property is prominently situated on the western side of Cliftonville Road (A4501) approximately one mile east of Northampton town centre. The property is located adjoining Northampton General Hospital with other nearby occupiers including HMRC, Lloyds and AXA.

Description

The property comprises office accommodation arranged over ground, first and second floors. The property also benefits from a large on-site car park for approximately 39 cars and a total approximate site area of 0.24 hectares (0.6 acres).

Planning

The property may be used as existing or may be suitable for redevelopment subject to the necessary consents. Northampton Borough Council, The Guildhall, St Giles Square, Northampton NN1 1DE
Website: www.northampton.gov.uk/developmentcontrol
Tel: 01604 838915
Email: planning@northampton.gov.uk

Tenure

Freehold.

VAT

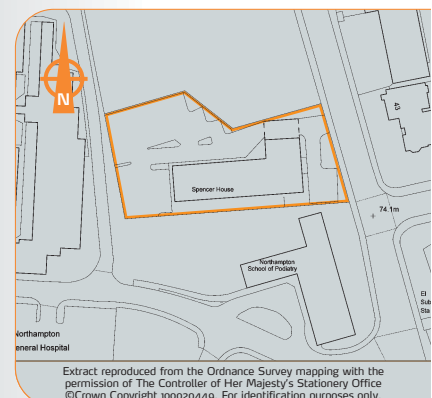
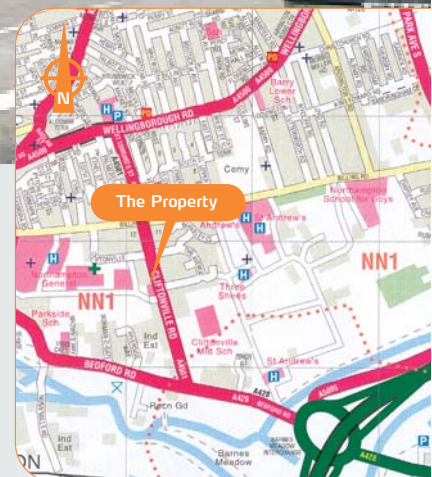
VAT is applicable to this lot.

Viewings

There will be viewing opportunities throughout the marketing period. For further details, please contact Gwen Thomas on 0207 034 4857.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.



Accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Office	436.17 sq m	(4,695 sq ft)	Vacant Possession
First	Office	586.87 sq m	(6,317 sq ft)	Vacant Possession
Second	Office	586.87 sq m	(6,317 sq ft)	Vacant Possession
Totals		1,609.91 sq m	(17,329 sq ft)	

For further details please contact:

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