



Caswell House

Self contained

Modern Offices with 100 private car parking spaces

20,211 sq ft (1,877.81 sq m)

Avison Young

Adrian Griffith

D + 0121 6098 347

M + 0776 017 2918

adrian.griffith@avisonyoung.com

Bray Fox Smith

Ian Leather

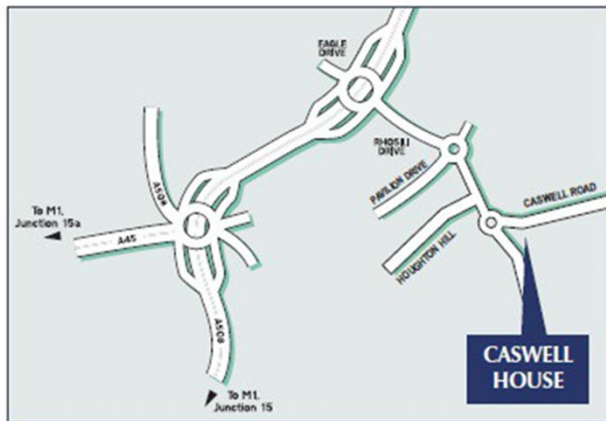
D+ 01908 061261

M+ 0786 061 2242

ianleather@brayfoxsmith.com

Office building to let

Caswell House



Location

Northampton is strategically located on the M1 (Junctions 15, 15a and 16), 67 miles (108 km) northwest of Central London, 8 miles (12.9 km) north west of Milton Keynes and 52 miles (84 km) south east of Birmingham.

The town benefits from excellent road communications with the A43, A14, A508 and A428 all providing access to the surrounding area.

Luton and Stansted airports lie 35 miles (57 km) and 70 miles (113 km) south of the property respectively. The upgrading of the A14 has greatly improved access to the important east coast ports of Felixtowe and Harwich, which are now within 3 hours drive from Northampton.

Situation

Brackmills is located to the south of Northampton adjacent to the A14 and 3 miles (4.1 km) from Junction 15 of the M1.

The Estate is regarded as one of Northampton's premier commercial and distribution estates with occupiers including Coca Cola, Black & Decker, Panasonic, Howdens, Barclaycard, Asda, Wickes and The White Company.

The subject property occupies a prominent position in Brackmills on the roundabout at the junction of Caswell Road and Gowerton Road.

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Caswell House was constructed in October 2003, is arranged over ground and first floors.

- The space is currently completed to a good specification, including
- Gas fired central heating,
- Comfort cooling,
- Suspended ceilings with integral lighting
- Fully accessible raised floors
- Double glazed windows.
- A single 8 person passenger lift
- Male and Female WC's to both floors.
- Fully DDA compliant

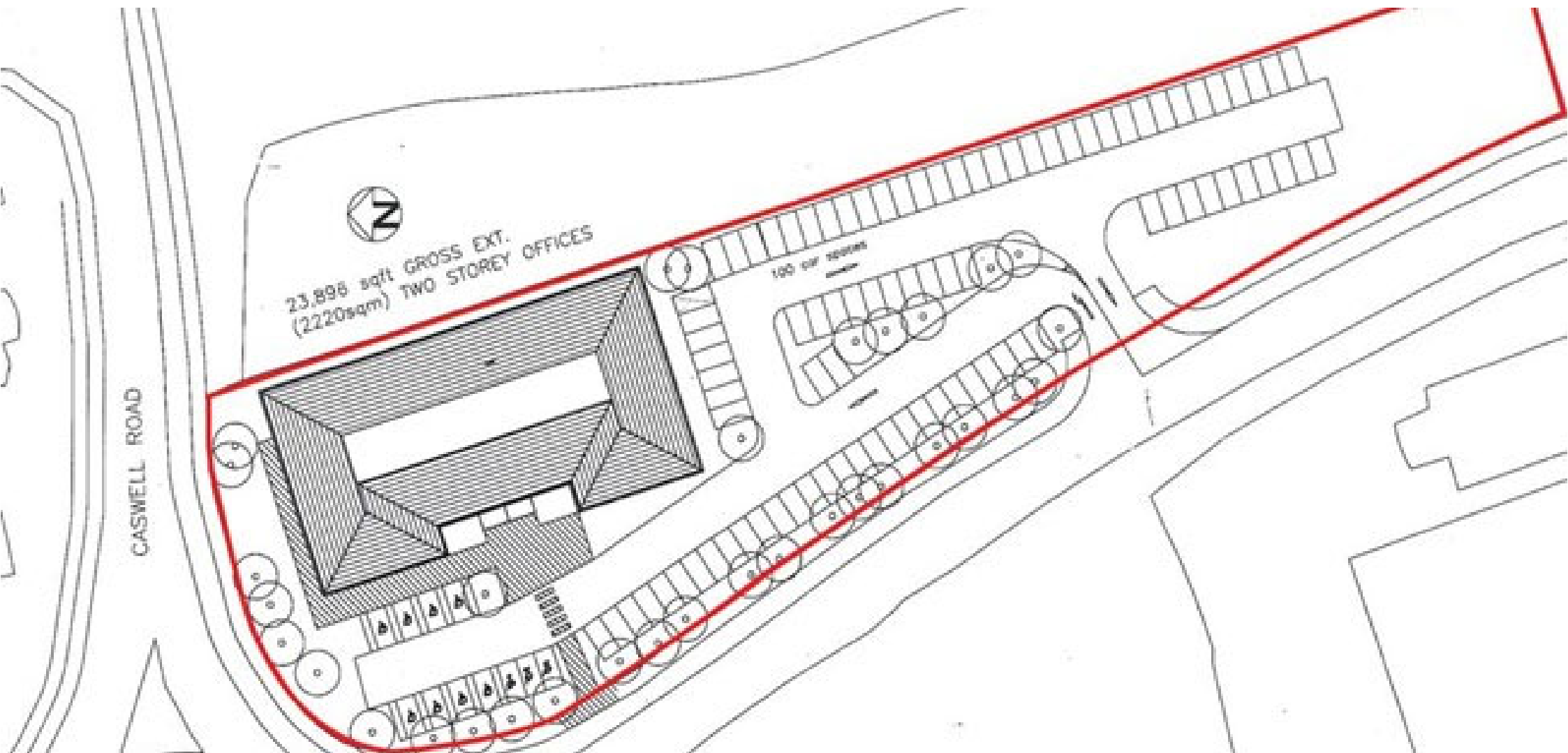
Floor Areas

Floor	Sq M	Sq ft
Reception	36.05	388
Ground	904.38	9,734
First	937.38	10,089
Total	1,877.81	20,211

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Viewing: Strictly by appointment via the joint letting agents.

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scan the QR code



Avison Young

Adrian Griffith

+44 (0)121 6098 347

+44 (0)7760 172 918

adrian.griffith@avisonyoung.com

Bray Fox Smith

Ian Leather

+44 (0)1908 061 261

+44 (0)7860 612 242

ianleather@brayfoxsmith.com

Joss Burrows

+44 (0)7342 341 727

jossburrows@brayfoxsmith.com

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