

**RIVERSIDE HOUSE
BEDFORD ROAD
NORTHAMPTON
NN1 5NX**



**HIGHLY PROMINENT RESIDENTIAL CONVERSION/
REDEVELOPMENT OPPORTUNITY
OPPOSITE THE NEW WATERSIDE UNIVERSITY CAMPUS**

TOTALLING 57,105 SQ FT (5,307 SQ M) APPROX.



Opposite the new University of Northampton Waterside Campus

NORTHAMPTON

Almost equidistant between London and Birmingham, Northampton as the principal county town benefits considerably from its central location and excellent transport communications with the United Kingdom and Europe. The M1 and M40 Motorways pass through the county, as does the A14 east-west trunk road. Frequent rail services link the town with London (approximately one hour) and most of the major international airports are quite accessible.

Northamptonshire's geographical position and high quality environment continue to make the county an attractive location for investment and a popular area for people to live and work.

Many major national and international companies including Avon Cosmetics, Barclaycard, Carlsberg Tetley and Cosworth have made Northampton the location for their national Headquarters.

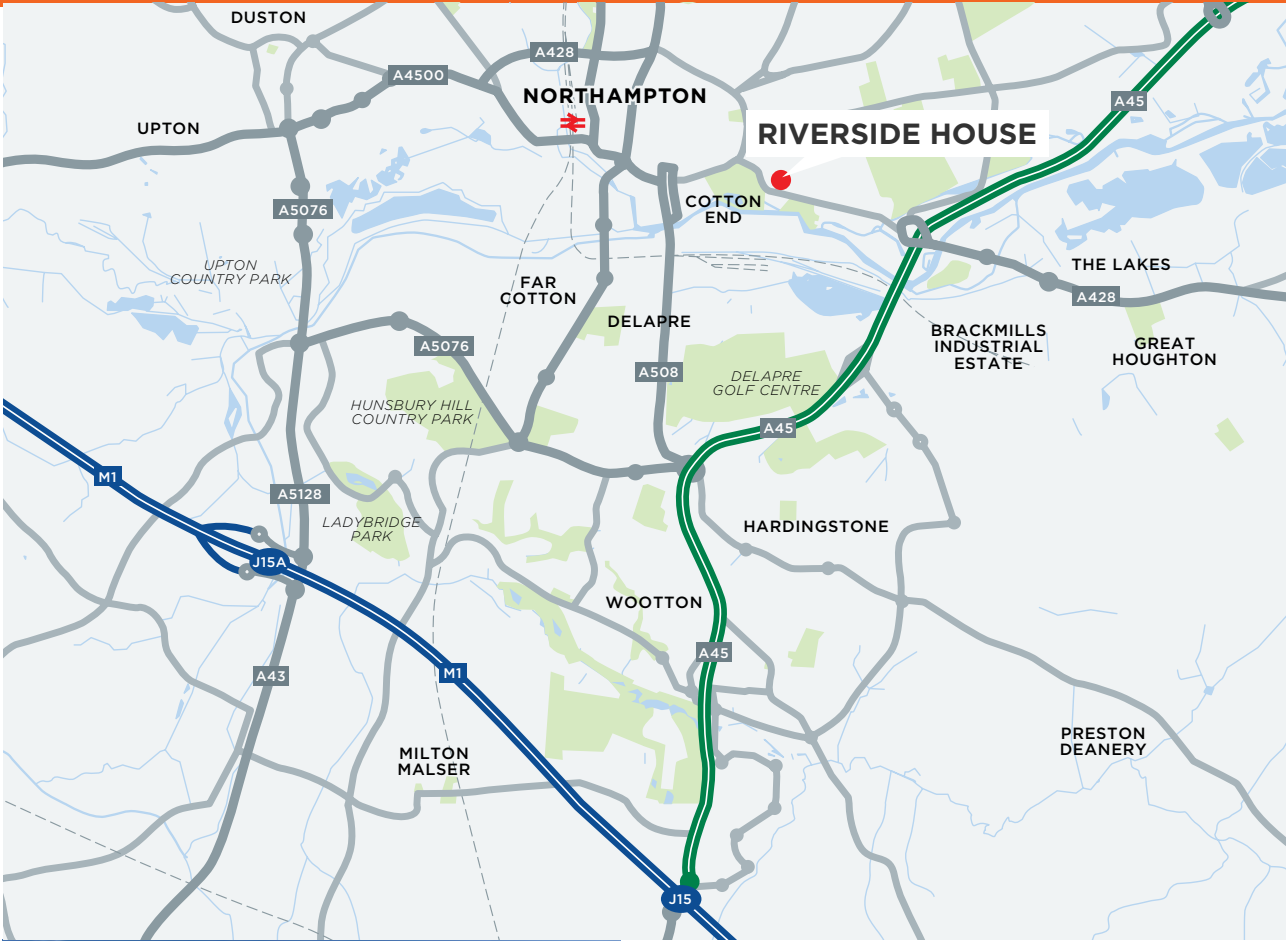
Major new investment has been made in the reconstruction of the town's railway station, which underlines the commitment to further improving the town's principal infrastructure.

LOCATION

Riverside House occupies an imposing and prominent location within easy walking distance of the town centre, close to the A45, which in turn leads to Junction 15 of the M1 Motorway (3 miles) to the west and the important A14 Link Road (15 miles).

The property is within close proximity of all the major hotels, business parks and 1.5 miles from Northampton rail station.

The new £330m Waterside University Campus is situated directly opposite.



Cities	Miles
London	65
Milton Keynes	19
Birmingham	54
Airports	Miles
London Luton	39
East Midlands	53
Heathrow	68
Rail	Minutes
London Euston	57
Birmingham	59

THE OPPORTUNITY

This five-storey detached office building provides accommodation on ground and four upper floors with two rectangular wings on an 'L' shape separated by a central core.

Each floor provides mainly open plan accommodation in each wing with w/c and lift facilities in the central core.

The building offers an excellent opportunity for conversion to provide residential accommodation.

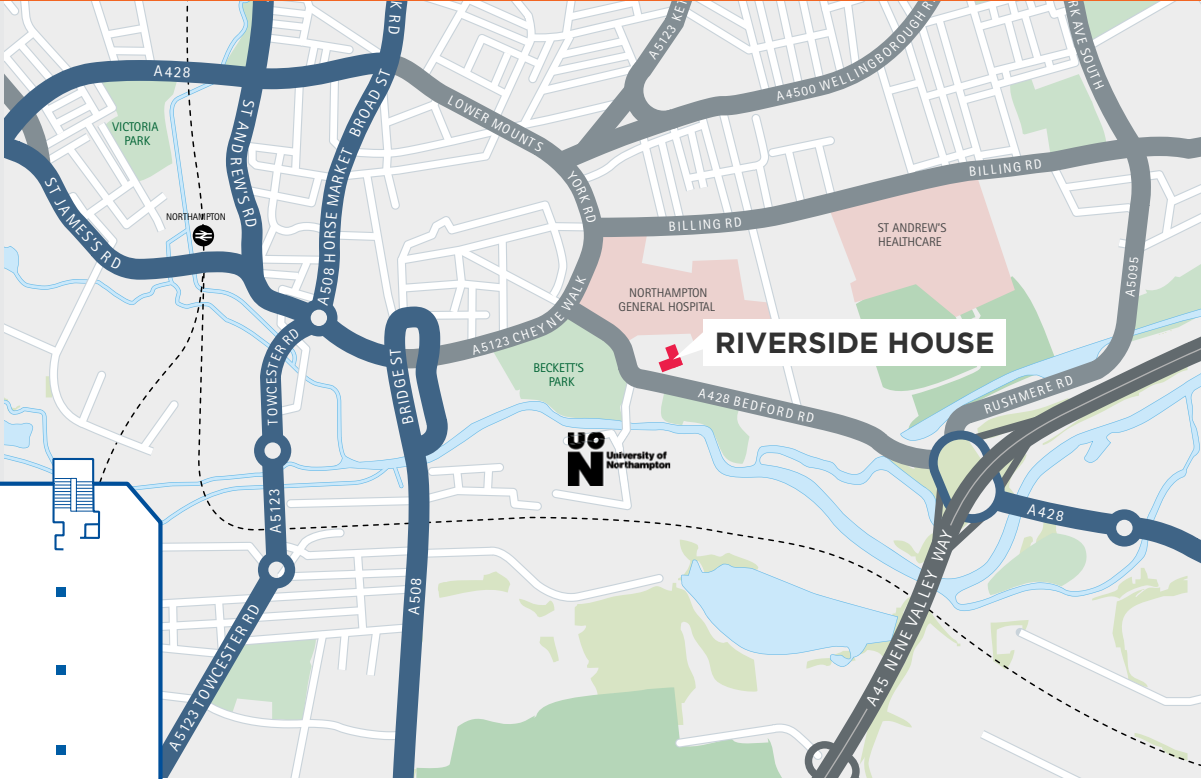
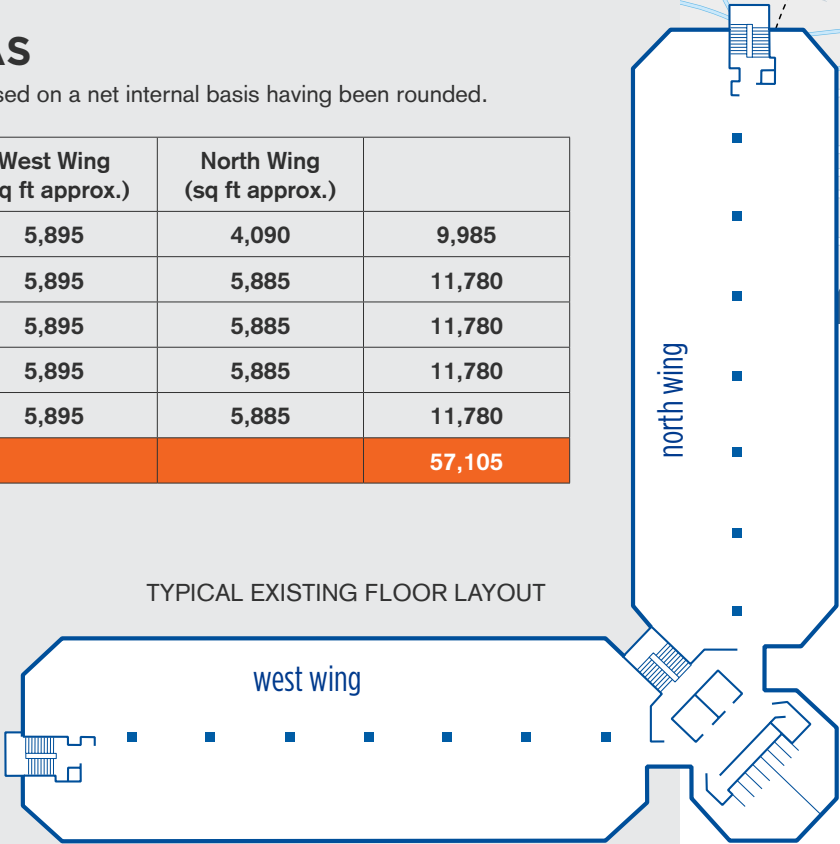
Planning permission was granted in February 2018 for up to 60 residential units.

FLOOR AREAS

The floor areas are expressed on a net internal basis having been rounded.

	West Wing (sq ft approx.)	North Wing (sq ft approx.)	
Ground Floor	5,895	4,090	9,985
First Floor	5,895	5,885	11,780
Second Floor	5,895	5,885	11,780
Third Floor	5,895	5,885	11,780
Fourth Floor	5,895	5,885	11,780
Total			57,105

TYPICAL EXISTING FLOOR LAYOUT



PLANNING PERMISSION

Planning permission N/2018/0247 was granted on 26th February 2018 for up to 60 units.

[Click on the link](#) for access to the planning portal a copy of the planning permission, planning application, together with the accompanying plans.

TENURE

The building is sold with vacant possession on the upper floors, but subject to a lease on the ground floor to Renal Services (UK) Ltd for a term commencing on the 12th December 2014, expiring 11th December 2024. The tenant has a break clause subject to a minimum of six months' notice which can be served at any time between 12th December 2021 and the 11th December 2022. Present passing rent £109,824 pa excl. The Lease is inside the Landlord and Tenant Act 1954.



RIVERSIDE HOUSE

RENAULT



VOLVO



FOR IDENTIFICATION PURPOSES ONLY, WITH THE EXTENT OF THE DEMISE BEING SOLD, OUTLINED RED.

SERVICES

Mains services are understood to be connected or be available.

VAT

The sale will be subject to VAT which the purchaser will pay.

PRICE

On application.

EPC

The EPC rating is XXX.

VIEWING

By prior appointment through the joint sole agents.

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