



UADRA

Northampton Business Park

High quality, refurbished office space in Northampton's premier business location

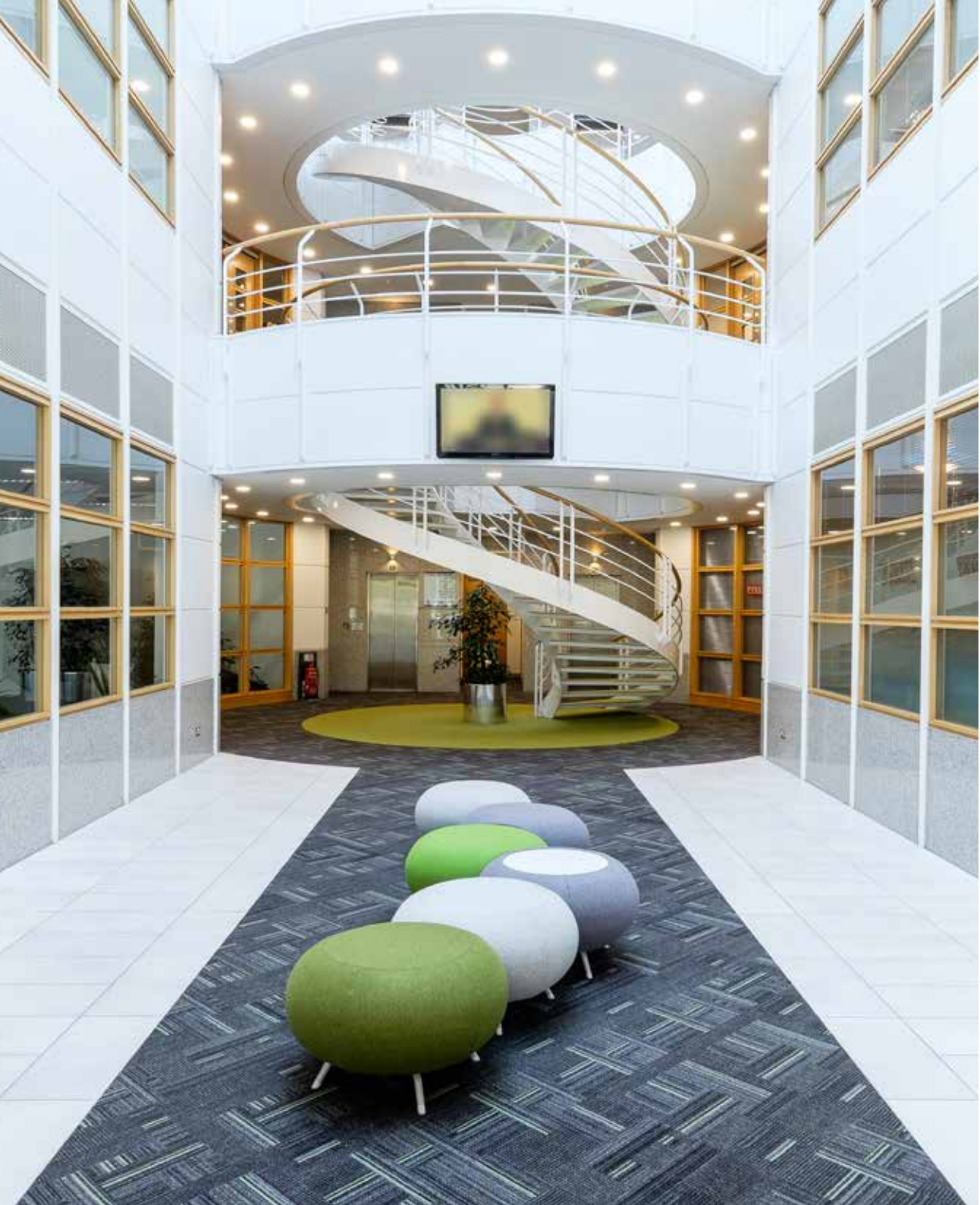


Fully refurbished open plan office suites

TO LET

3,352 to 4,710 sq ft

NorthamptonBusinessPark.co.uk/Quadra



QUADRA

Northampton Business Park

DESCRIPTION

Quadra is an attractive, modern office building which offers high quality suites, that can be taken individually or in combination. The building is well designed around a central core, which provides flexible floor plates that can be adapted to suit the needs of an occupier.

SPECIFICATION

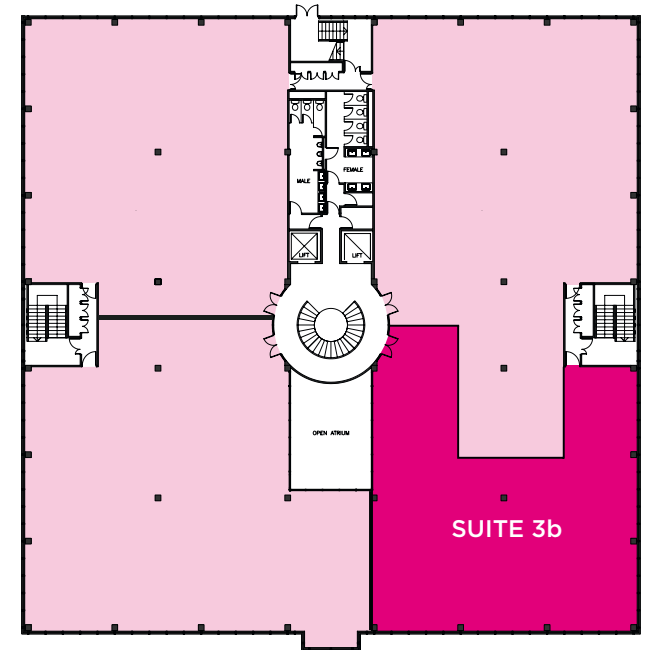
- Attractive, full height atrium
- Superb natural light throughout
- VAV Air Conditioning
- Fully accessible raised floors
- Suspended metal tiled ceilings
- Recessed fluorescent lighting
- Two 13 person passenger lifts
- Male and female toilets on each floor
- On-site estate management
- 24 hour CCTV coverage
- Superb parking ratio 1:235 sq ft


Three international airports within easy driving distance

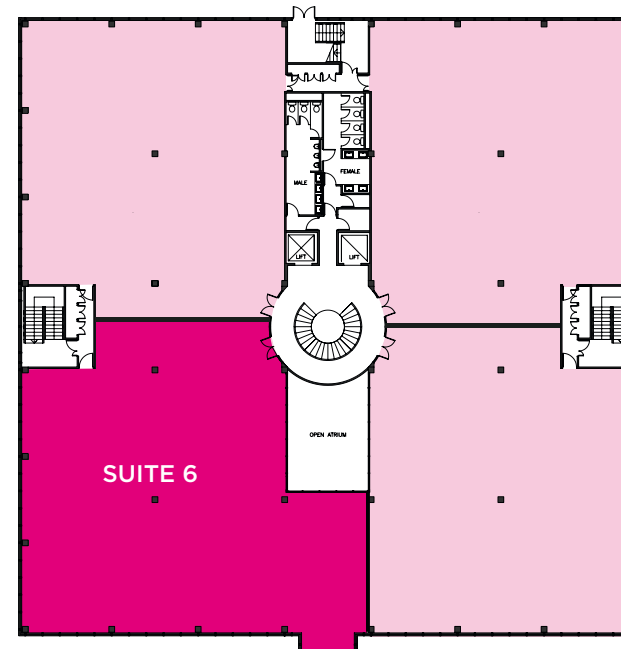


AVAILABILITY

Ground Floor	Suite 1	LET to Perrys
Ground Floor	Suite 2	LET to CIWM
First Floor	Suites 3-4	LET to Infinis plc
First Floor	Suite 3b	3,352 sq ft TO LET
Second Floor	Suite 6	4,710 sq ft TO LET
Second Floor	Suite 6	LET to Balfour Beatty
Second Floor	Suite 7	LET to Allied Irish Bank
Second Floor	Suite 8	LET to Orbit Group Ltd
Second Floor	Suite 9	LET to HSBC



First Floor



Second Floor


 Both London and Birmingham within an hour, by direct rail services

QUADRA

500 Pavilion Drive | Northampton Business Park | NN4 7YJ



AMENITIES	
Brackmills Trade Park	
Costa Coffee, Subway, Greggs & Pizza Hut	0.5 miles
Marriott Hotel	
Eagle Drive	0.5 miles
Hardingstone High Street	
Various shops and pubs	1 mile
Delepre Golf Complex, Bar & Restaurant	1 mile
Waitrose	
Newport Pagnell Road	1.5 miles
Holiday Inn	
Bedford Road	2 miles
Premier Inn	
Bedford Road	2 miles
The Britannia Pub & Restaurant	
Bedford Road	2 miles

LOCATION

Quadra is situated on Northampton Business Park, which is the premier office development in Northampton. Occupiers include Barclaycard, Ricoh and Grant Thornton. The Park is located approximately 2 miles south east of Northampton town centre and 3 miles from Junction 15 of the M1, via the A45 dual carriageway. Northampton rail station is 3 miles away, with frequent services to Milton Keynes (14 mins), London (46 mins) and Birmingham (1hr 1min).



TERMS

New lease terms available on application.

VIEWING

For viewings and further information, please contact the agents.

NorthamptonBusinessPark.co.uk/Quadra

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