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PURY HILL

BUSINESS PARK

ALDERTON ROAD · TOWCESTER · NORTHAMPTONSHIRE · NN12 7LS



GRAFTON HOUSE

3288-7633 SQ. FT.



PURY HILL

BUSINESS PARK

Grafton House is a mostly new build premises wrapped around an historic core. It is constructed from top quality reclaimed stone, bricks, slate and tile combining Georgian style with the latest technology and green credentials. On entering you are greeted by a generous reception hall with grand, stone staircase leading off up to the first floor offices.

This building, split over three floors and can be taken as a Head Quarter type property or divided up into two separate premises ranging from 3288sq.ft – 7633sq.ft. There is a glass fronted, elevated terrace leading out from the ground floor overlooking the walled garden with its central fountain and adjacent hard tennis court.

COMMS/IT

- ✓ Metal clad raised floor throughout.
- ✓ Movable floor boxes containing network computer/telephone points all with 4x power
- ✓ High speed internet, up to 1Gbps available
- ✓ Dedicated server/patch panel room with air con and ventilation

SERVICES

- ✓ 24/7 automated back-up generator
- ✓ Extensive site services - see website for full details

SECURITY

- ✓ Manned gatehouse/reception
- ✓ Main gates locked every evening
- ✓ 24hr CCTV cameras throughout the site
- ✓ 24hr site access via digital fob operated keypad

AMENITIES

- ✓ Abundant adjacent car parking
- ✓ On site Cafe with hospitality services
- ✓ On site building maintenance team
- ✓ On site gym, football pitch and corporate events areas
- ✓ Royal mail deliveries and collections x 2daily
- ✓ Banks/supermarkets/garage within 2 minute drive



OFFICE FACILITIES

- ✓ Solid plastered walls incorporating paneled woodwork, original marble fire places and reclaimed feature brickwork, timbers and quarry tiles.
- ✓ Carpeted and fully networked with stone floors
- ✓ 2x generous kitchen areas with dishwasher, fridge, microwave and island
- ✓ 7x WC, one with shower
- ✓ Storage cupboards
- ✓ DDA Compliant lift to all three floors
- ✓ Full climate control
- ✓ 2x attic storage areas, 2x under stairs storage cupboards
- ✓ Fire alarm system and wired for an intruder alarm.

VIEWING AND FURTHER INFORMATION

For further details on current availability and viewing arrangements please contact The Pury Hill office:

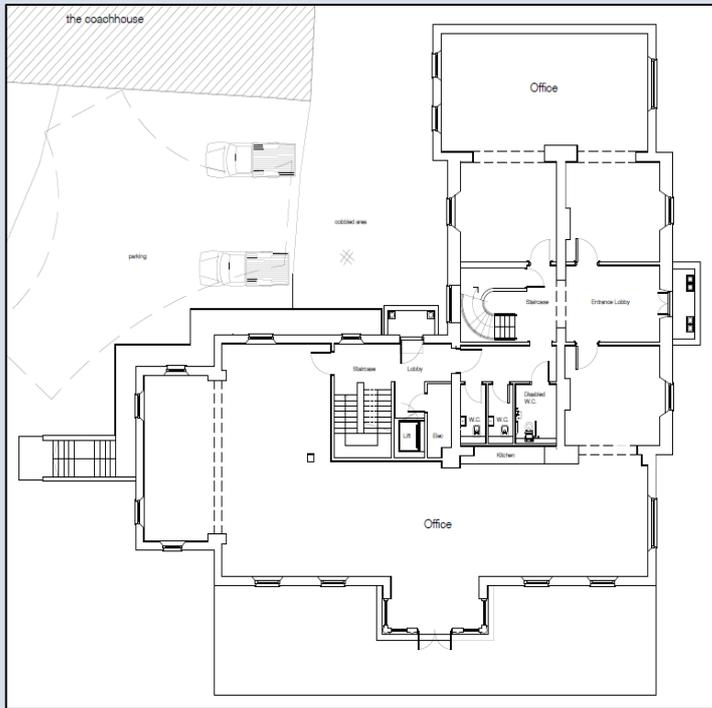
Tel: 01327 811000

Email: contact@puryhill.co.uk

PURY HILL
LIMITED

01327 811000

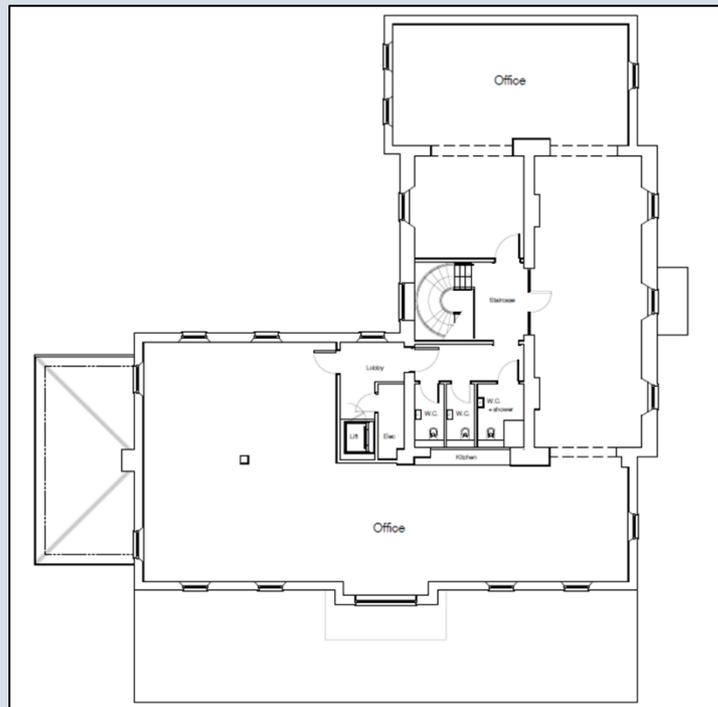
WWW.PURYHILL.CO.UK



Ground Floor

The ground floor (3285sq.ft) can be taken as a whole unit along with the Lower Ground Floor.

As this is a newly converted premises the floors can be divided to suit your requirements. Therefore, the total sq.ft. will be approximate until the boundaries have been decided by the incoming tenant. This is a great option for anyone that needs office space tailored to their company's needs. The ground floor has a terrace situated at the front of the building which overlooks the walled garden and provides disabled access. There are three WC's on this floor including a disabled toilet.



First Floor

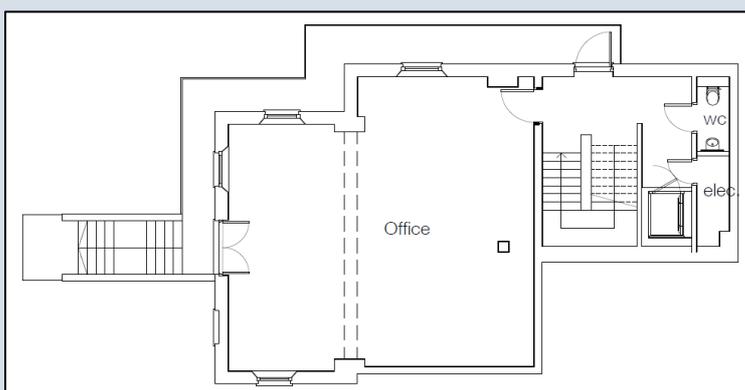
The first floor of Grafton House is 3288sq.ft and can be taken as just one floor or in conjunction with the GF and LGF.

From the main entrance there is a grand, stone staircase which leads up to the first floor. This floor can also be accessed via the lift along with the other two floors.

Solid or glass partitions can be installed if you would like separate meeting rooms or offices within the unit. This applies to all floors.

Situated in the main corridor are three WC's including one with a shower.

Again, this floor can be tailored to your company requirements and has great opportunity for anyone looking to expand or reduce their current office space.



Lower Ground Floor

Grafton House lower ground floor is an 871sq.ft open plan office space with sash windows and double doors leading to a separate entrance.

This space is let with the GF or in addition to the first floor.

The lower ground floor can be accessed via a stone staircase or the DDA compliant lift. There is also WC situated on this floor.