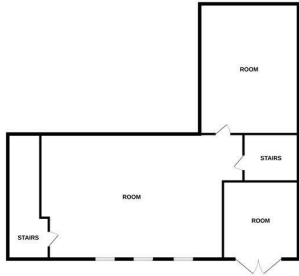


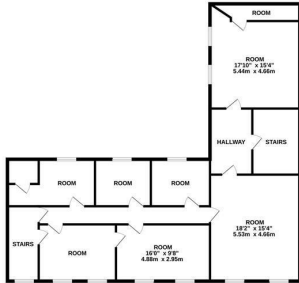


# FLOOR PLANS

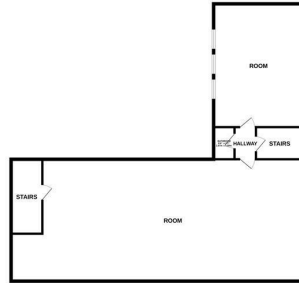
GROUND  
1429 sq.ft. (132.7 sq.m.) approx.



1ST FLOOR  
1429 sq.ft. (132.8 sq.m.) approx.



2ND FLOOR  
1429 sq.ft. (132.8 sq.m.) approx.



TOTAL FLOOR AREA: 4287 sq.ft. (398.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AT A GLANCE...



custom text 1



custom text 4



custom text 2



custom text 5



custom text 3



custom text 6

# WHAT'S GREAT?

\*\*\* DEVELOPMENT OPPORTUNITY \*\*\*

Oscar James welcome to the market this fantastic development opportunity situated within central Northampton. Boasting plenty of potential this factory conversion is situated in a great location within walking distance to Northampton's Train Station & Town Centre.

Alongside our floorplan there is also a basement & outbuilding included within the property purchase

\*Subject to relevant planning permission\*

...expect excellence

# SELLER'S SECRET

OSCAR JAMES

336 Wellingborough Road | Northampton |  
NN1 4ES  
01604 622722  
[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

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Why we like it....