

TO LET
12,763 Sq Ft



66H-66J COUNTLESS ROAD, NORTHAMPTON, NORTHAMPTONSHIRE, NN5 7DY

DETACHED WAREHOUSE ON SECURE GATED SITE

- Site area: 0.7 Acres
- Palisade Fencing
- Contreted Yard
- Easy access to major road network



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A portal frame warehouse with c.4.5 m eaves height. Access is via 3 roller shutter and pedestrian doors.

Location

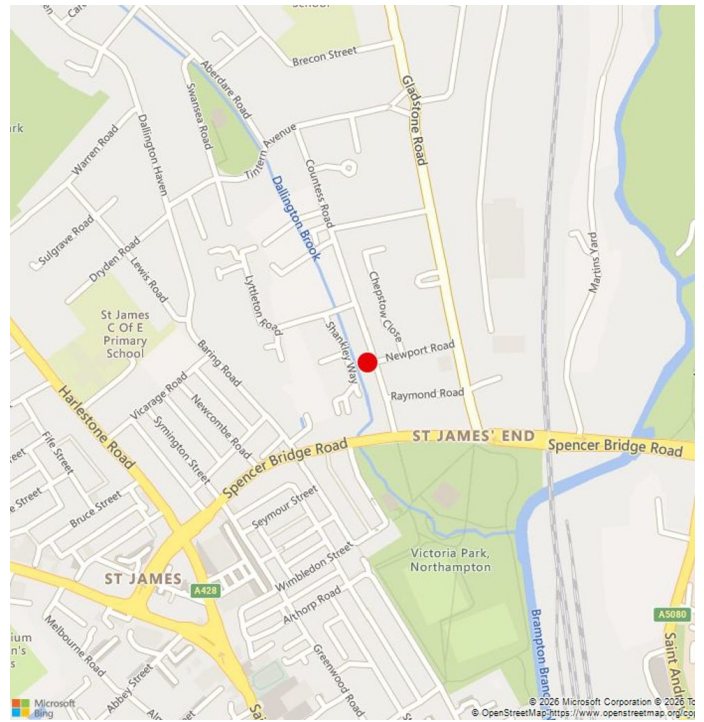
Northampton is a well-established commercial centre in the heart of Central England. The town is approximately 68 miles north of Central London, 55 miles to the south east of Birmingham and 14 miles to the north of Milton Keynes.

The population within a 20-minute drive time is 285,843 and the town's primary retail catchment extends to 467,000.

Countess Road is located 1 mile west of Northampton close to the Railway Station and with easy access to the A14, A45 and M1.

Accommodation

A versatile workshop premises suitable for mechanical, car repair or MOT services.



Additional Information

Rent

£90,000 Per Annum

EPC

EPC Rating: D-91

Viewing

Viewing strictly by prior appointment with:

Stephen Chown
src@chowncommercial.co.uk

	Sq Ft	Sq M
Ground floor	10,863	1,009.17
Mezzanine	1,900	176.51
TOTAL	12,763	1,185.68

Tenure

Available on a new lease to include 5 yearly rent reviews

Services

All mains services are available. 3-phase electricity supply.

Terms

The property is available on a new lease on flexible terms to be negotiated. The lease will be drawn on an effective full repairing and insuring basis and include 5-yearly upward only rent reviews.

Business Rates

Rateable Value: £84,000.

Interested parties should direct all enquiries regarding business rates towards the local charging authority.