



**Baker
Harman**

TO LET:

**High Quality Industrial
Units**



**Units 9 & 10 Hartwell Business
Park, Hartwell,
Northampton**

- Available by way of new FRI Lease
- Good access to A508 & M1 (J15)
- 1,000 – 2,000 sq ft Industrial/Warehouse Units
- Available for occupation in May 2026.

LOCATION

Hartwell Business Park is located on the outskirts of Hartwell village approximately 8 miles south of Northampton and 13 miles north of Milton Keynes.

The site benefits from excellent access to arterial routes, being approximately 2 miles from the A508 and approximately 5 miles from Junction 15 of the M1 motorway.

DESCRIPTION

The development comprises 2 brand new industrial/warehouse units providing total space of 2,000 sq ft (185.92 sqm).

Each unit will be fitted to a good level of specification including the following:-

- 5m minimum eaves height
- 1 no. up and over loading door
- WC Facilities
- Kitchenette
- Open plan office area
- 3 phase power
- Allocated car parking
- Shared yard area
- PV panels installed
- EV charging facilities
- Access controlled gate and secondary lighting.

ACCOMMODATION

The property comprises the following Gross Internal Area (GIA):-

Unit 9	1,000 sq ft (92.96 sq m)	Under Offer
Unit 19	1,000 sq ft (92.96 sq m)	Available
Total	2,000 sq ft(185.92 sq m)	

BUSINESS RATES

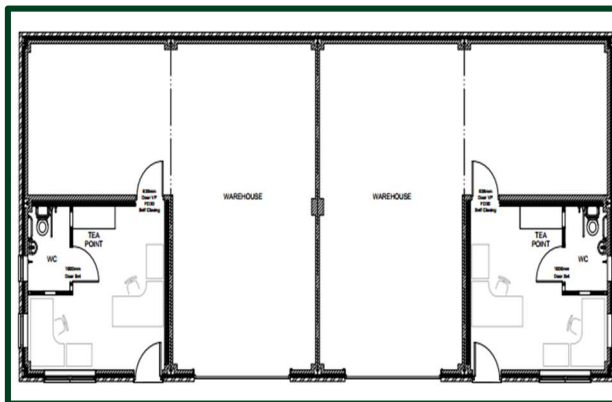
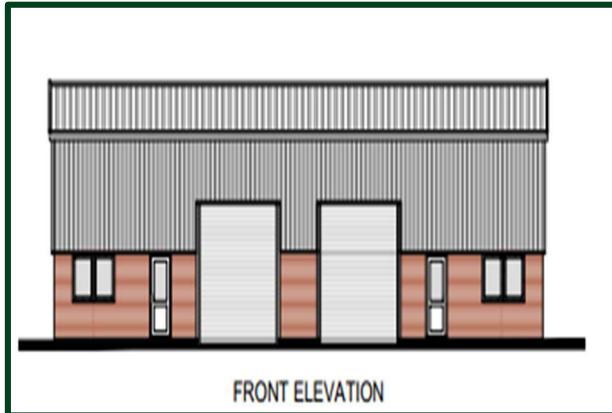
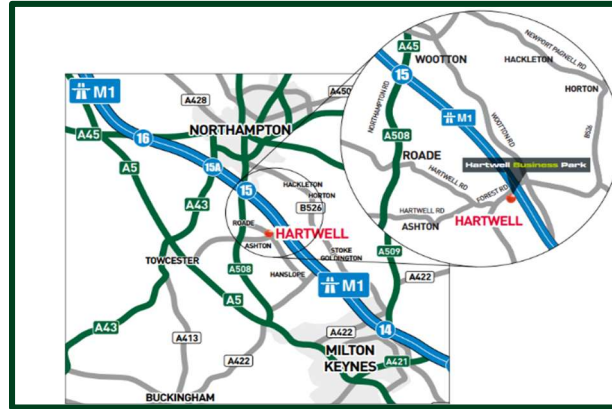
The units have yet to be assessed.

EPC

EPC Certificates will be provided upon completion. It is anticipated that the units will have an EPC Rating within Band A, which will reduce costs for tenants.

VAT

The tenant shall be responsible for the payment of any VAT that becomes due.



LEGAL COSTS

Each party is to bear their own legal costs.

SERVICE CHARGE

Tenants will be required to contribute towards the cost of maintaining the communal areas by way of a service charge.

The service charge will be shared proportionately across the development.

ANTI MONEY LAUNDERING (AML)

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.

TERMS

The property is available by way of a new full Repairing and Insuring lease on terms to be negotiated.

Guide Rent: £15,000 pa per unit.

VIEWING

To view and for further details please contact:



Richard Baker BSc (Hons) MRICS
Mob: 07725 834136
Email: richard@bakerharman.com
Website: www.bakerharman.com