

**TO LET**  
2,888 Sq Ft



**1 FOREST ROAD, PIDDINGTON, NORTHAMPTON,  
NORTHAMPTONSHIRE, NN7 2DA**

### **RURAL B1 WAREHOUSE/ BUSINESS SPACE**

- Large gated yard
- Eaves height: 3.5m
- Easy access to Northampton and MK



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The property offers well-presented open plan, well-lit ground floor working space for business use with a newly installed LED lighting, Roller Shutter Door, concrete floor, kitchen and WC's. The building has been fully re-wired, there are security gates and two separate private yards, one either side of the building.

## 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.

The premises are located in the heart of Piddington Village 6 miles south of Northampton with access from the Newport Pagnell Road to Milton Keynes.

## Accommodation

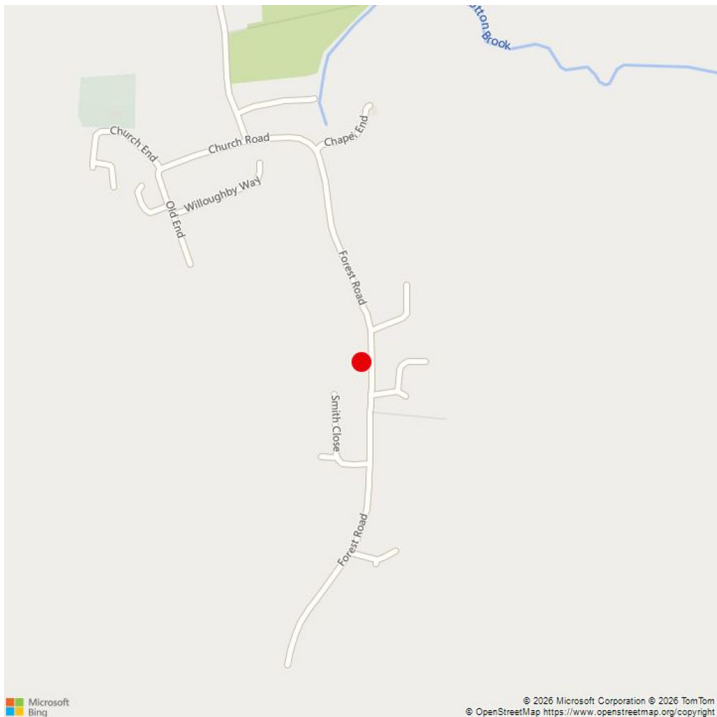
<b>TOTAL</b>	<b>2,888</b>	<b>268.3</b>
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## Services

Electricity, Gas, Water & Drainage

## Legal Costs

Each party to bear their own legal costs in the transaction



## Additional Information

### Rent

£30,000 Per Annum

### EPC

E-Rating

### Viewing

Viewing strictly by prior appointment with:

**Stephen Chown**  
[src@chowncommercial.co.uk](mailto:src@chowncommercial.co.uk)