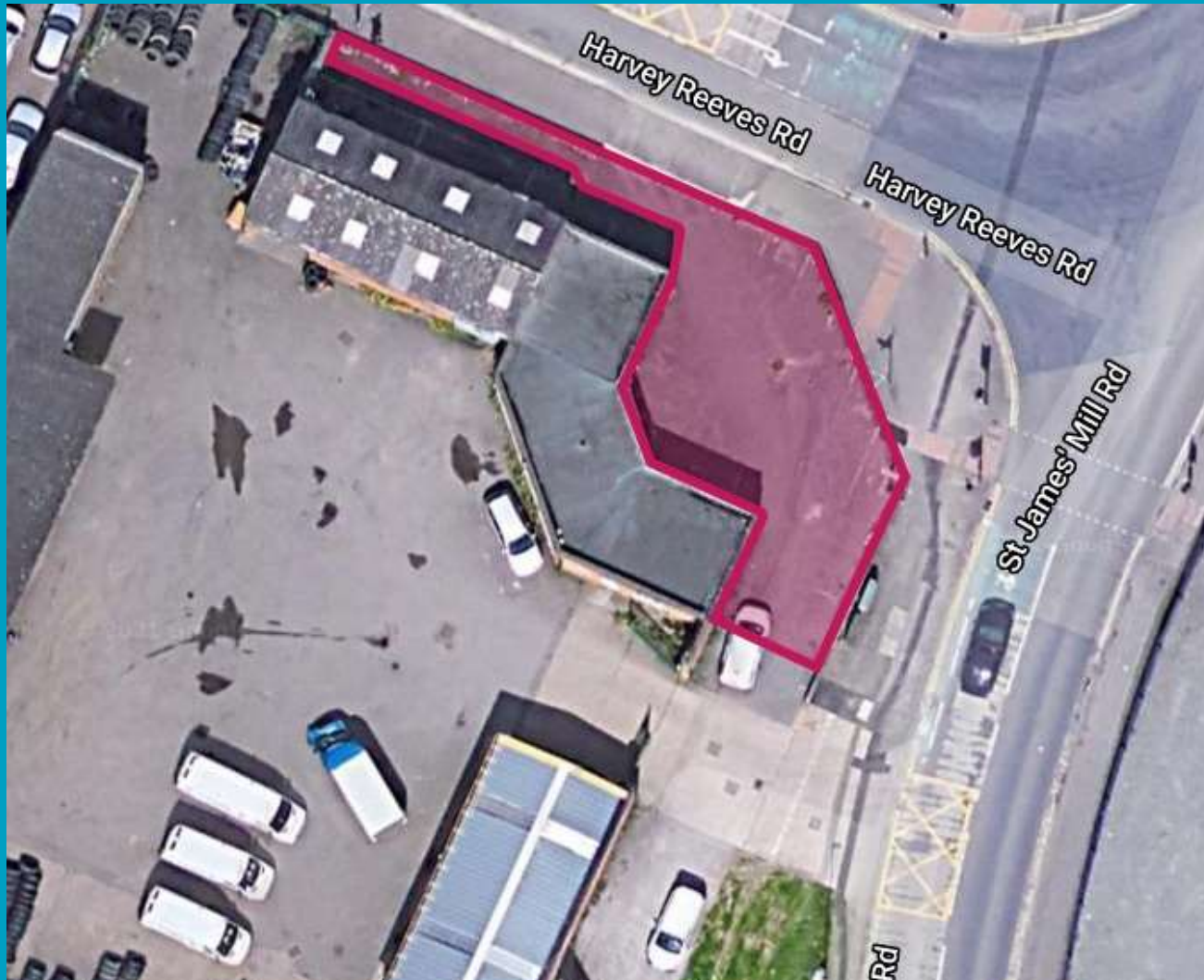


TO LET: Open Storage / Sales Area with Ancillary Office

Site at St. James Mill Road, Northampton, NN5 5JW



- 303.4 Sq M (3,268 sq ft) open storage / sales area.
- Suitable for a variety of uses (S.T.P.)
- Includes a 500 sq ft office.
- Located in a prominent position at the St James Road Industrial Estate.

LOCATION

The property is located in an extremely prominent position on the corner of St James Mill Road and Harvey Reeves Road within the St James Industrial Estate in Northampton.

St James is located on the edge of town centre and is well connected to the rest of the town with Edgar Mobbs Way providing a direct link to Sixfields and the town's ring roads.

St James is the main trade counter location for the area with occupiers including Travis Perkins, Jewsons, Magnet, A Plant, Gap, Carpets4Less, Arco, Toolstation and Greggs

DESCRIPTION

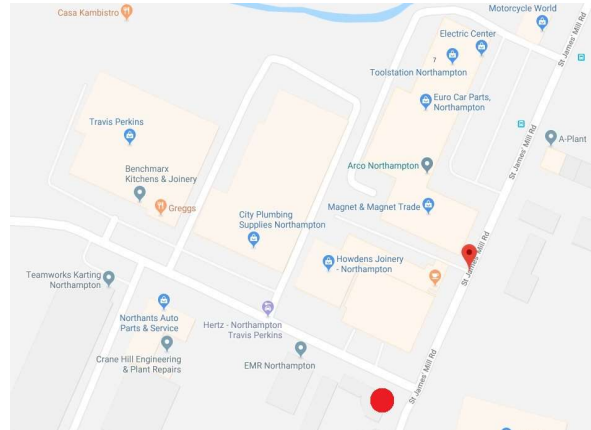
The subject property comprises an open storage / sales yard area that is located in a prominent position on the St. James Mill Industrial Estate.

The site is suitable for a wide variety of uses including car sales, storage of goods, hand car wash and other uses (all subject to planning).

The property also comes with an office suite of approximately 500 sq ft which provides direct access on to the yard area.

ACCOMMODATION

The subject property comprises a open storage / sales area of approximately 302.4 sq m (3,268 sq ft) with a further office area of approximately 500 sq ft.



SERVICES

Electricity and water are available on the site and will be charged on a pro rata basis.

BUSINESS RATES

To be confirmed.

ENERGY PERFORMANCE CERTIFICATE

The offices have a EPC Rating of 87 in Band D

LEGAL COSTS

The incoming tenant will be responsible for the landlords reasonable legal costs incurred in documenting the transaction.

TENURE

The site is available on a new lease on terms to be negotiated.

Guide rent: £20,000 per annum.

VIEWING

To view and for further details please contact:

Richard Baker

Email: Richardbaker@prop-search.com



DISCLAIMER: This brochure and the description and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed